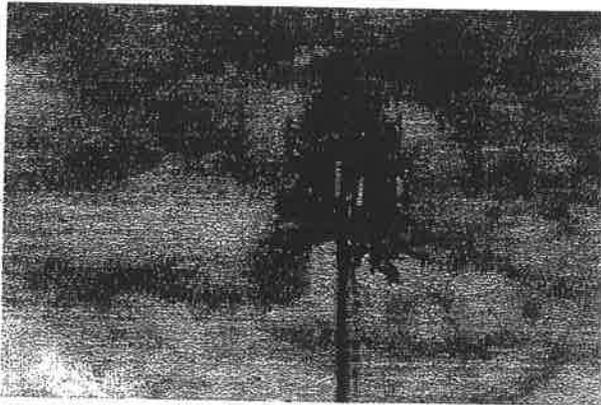


Here are what seems to be standard provisions of a **telecom lease** which gives up important property owners rights once the contract/lease is signed.

1. Telecom Co has rights to "**unilateral modification**" (of the equipment, footprint, power density, etc!)
2. **Co location rights** for other carriers--refers to cell sites, not just cell towers, based on state law
3. Option to extend the lease by telecom companies for **up to 25 years**. Property owner has no say!
4. **Roof repair and replacement** could be a problem with wireless equipment installed.
- 5 Very difficult, costly and time consuming if not impossible for the property owner/s to cancel the lease.

Property Values Declining Near Cell Towers



When it comes to cell phone towers, there is increasingly the perception that a family does not want to live next to one. There is good reason for this as the research on health effects shows.

The following are articles and studies related to declining property values around cell tower installations.

- 1.) 94% of people surveyed would not buy or rent

a home next to a cell tower:

<http://www.businesswire.com/news/home/20140703005726/en/National-Institute-Science-Law-Public-Policy>

2.) Palo Alto community successfully stops a proposed AT&T cell tower at a Catholic church. They cite a 20% drop in property values in other communities. A very effective campaign for any neighborhood to model:

<http://www.nocelltowerat1095channing.com/>

3.) Here is an excellent study in *The Appraisal Journal* that shows cell tower installations negatively impact property values.

4.) NY Times article on how realtors have a hard time selling homes next to cell towers:

<http://www.nytimes.com/2010/08/29/realestate/29Lizo.html>

Liberty Township neighbors fig...



This community woke up one morning to find cell phone companies putting up towers right in their front yards.

began to experience negative health effects from wireless technology and electrical pollution.

My wife is a medical doctor and we created this website to help you quickly and easily reduce the electro-magnetic field (EMF) pollution in your life. We also provide solutions if you are already experiencing the effects of EMF pollution.

READ MORE

5.) This is what the National Association of Realtors has to say on this issue:

<http://www.realtor.org/field-guides/field-guide-to-cell-phone-towers>

6.) Nolo Press article noting successful litigation against cell phone tower installations related to declining property values: ✓

<http://www.nolo.com/legal-encyclopedia/emf-radiofrequency-exposure-from-cell-32210-2.html>

7.) Excellent summary of various press articles from around the country related to declining property values around cell towers: ✓

<https://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value>

8.) Study using the mapping software GIS to show that property values were higher on average away from cell phone tower installations:

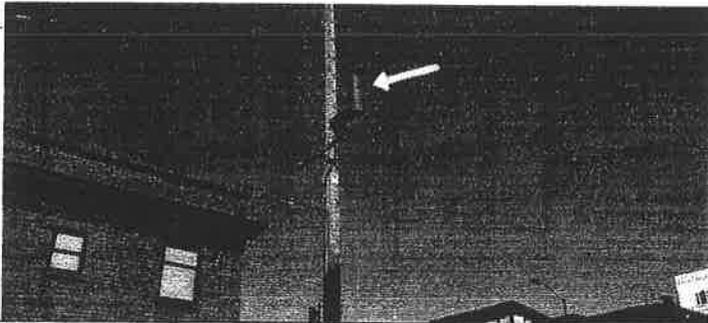
http://www.prrres.net/papers/Bond_Squires_Using_GIS_to_Measure.pdf

9.) New Zealand study showing that property values decrease after cell phone tower installations:

New Zealand Study on Declining Property Values Around Cell Towers

10.) Community stops new DAS cell tower system from being installed based on concerns of property values declining (December 15, 2015):

Homeowners speak out again...



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This is a Distributed Antenna System (DAS) cell tower antenna. Cities like San Francisco are placing these every block, right in front of people's homes. They may look innocent, but they are very powerful emitters of microwave radiation that can cause health effects for homeowners.

TO: Nevada City Planning Commission

FROM: David Adams, Richard Cristdahl, Paula Orloff, Susan Pelican, and a Group of Concerned Citizens, Businesses, and Property Owners

DATE: August 3, 2016

RE: Decrease in Property Values for Properties near Cellular Antennas and Towers

This memo documents our points about decreases in property values in the vicinity of cellular antennas. It is increasingly recognized and documented that putting cell antennas and towers near business or residential properties is just bad business. For residential owners, it means decreased property values. For local property businesses (realtors and brokers) representing and listing these properties, it creates decreased income. For city governments, it results in decreased revenue (property taxes).

Residents and property owners are justifiably concerned about the proposed cluster of 8 cellular antennas reducing the value of their homes and businesses. Who would want to live or work right next to one, or under one – let alone 8? And there is the disappointment to people who purchase their dream home or start their dream business, only to later have an unwanted cell antenna/tower installed just outside their window. This negative effect can also contribute to a deterioration of neighborhoods and school districts when residents want to move out or pull their children out because they don't want to live or have their children attend schools nearby a cluster of cellular antennas.

Studies find that people don't want to live next to them not just because of health concerns, but also due to aesthetics and public safety reasons, i.e., cell towers/antennas become eyesores, obstructing or tarnishing cherished or historic views, and also in some areas can attract crime, are potential noise nuisances, and create fire and fall hazards.

While the Telecommunications Act of 1996 states that health concerns will not impact decisions regarding location of cellular antennas, Congress is unable to dictate the marketplace that responds to such installations. It can be argued that installing these antennas constitutes a taking of property without due process.

Here is a selection of studies and articles documenting the above:

1. The National Institute for Science, Law and Public Policy's survey "Neighborhood Cell Towers and Antennas—Do They Impact a Property's Desirability?" completed by 1,000 respondents as of June 28, 2014, found the following:

- 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
- 94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.
- 95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.
- 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
- 88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.

2. "Cell Towers Are Sprouting in Unlikely Places," *The New York Times*, January 9, 2000 (fears that property values could drop **between 5 and 40 percent** because of neighboring cell towers).

3. A *New York Times* news story, "A Pushback Against Cell Towers," published in the paper's Real Estate section, on August 27, 2010, found that **property values will decrease 4 to 10%**, depending on

the nearness and size of a cellular installation. "Homeowners have given voice to concerns that proximity to a monopole or antenna may not be just aesthetically unpleasing but also harmful to property values. Many also perceive health risks in proximity to radio frequency radiation emissions, . . ." Tina Canaris, an associate broker and a co-owner of RE/MAX Hearthstone in Merrick, N.Y., said, "You can see a buyer's dismay over the sight of a cell tower near a home just by their expression, even if they don't say anything." http://www.nytimes.com/2010/08/29/realestate/29Lizo.html?_r=1&ref=realestate.

✓ **4. The Appraisal Institute**, the largest global professional membership organization for appraisers with 91 chapters throughout the world, has spotlighted the issue of cell towers/antennas and the fair market value of a home and educated its members that such an installation should, in fact, **cause a decrease in home value**. It concluded that "media attention to the potential health hazards of [cellular phone towers and antennas] has spread concerns among the public, resulting in increased resistance" to sites near those towers. **The percentage of decrease moves toward the higher range the closer the property is to the cellular antenna.**"

5. A market transaction-based regression study in Christchurch, N.Z. included **4283 property sales in four suburbs that occurred between 1986 and 2002** (approximately 1000 sales per suburb). The sales data that occurred before a CPBS was built were compared to sales data after a CPBS (Cell Phone Base Station, i.e., antenna) was built to determine any variance in price, "If purchasing or renting a property near a CPBS, over a third (38%) of the control group respondents would **reduce price of their property by more than 20%.**" Bond, S.G., Beamish, K. (2005). "Cellular Phone Towers: Perceived Impact on Residents and Property Values", *Pacific Rim Property Research Journal*, vol. 11, no. 2, pp. 158-177. Also: Sandy Bond and Karen Beamish, "Residents' Perceptions Towards Living Near Cell Phone Towers" presented to the **Twentieth American Real Estate Society Conference**, April 20-24, 2004, Captiva Island, Florida.

6. Case studies were performed in four suburbs of Christchurch, New Zealand where a cellular base station had been established. Survey data was collected on people's perceptions about the impact of the base station on their property value and, most importantly, that data was combined with actual housing price changes over time. In the two suburbs studied where towers were built in 2000, the effect of a tower on home prices was **a decrease of between 20.7% and 21%.** Bond, S.G. and Wang, K. (2005). "The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods", *The Appraisal Journal* (Summer 2005) Volume LXXIII, No.3, pp.256-277; http://goliath.ecnext.com/coms2/gi_0199-5011857/The-impact-of-cell-phone.html

7. This 2004 study in Christchurch, N.Z., involved analysis of the residential transaction data for a total of ten suburbs: five suburbs with CPBSs located in them and five control suburbs without CPBSs. "The effect of proximity to a CPBS **reduces price by 15%, on average.** This effect reduces with distance from the CPBS and is negligible after 1000 feet." Bond, S.G. and Xue, J., "Cell Phone Tower Proximity Impacts on House Prices: A New Zealand Case Study", **European Real Estate Society and International Real Estate Society Conference**, June 15-18, 2005, Dublin, Ireland.

✱ **8. 27 Burbank, CA real estate professionals** in December 2009, signed a petition/statement offering their professional opinion that a proposed T-Mobile cell tower at Brace Canyon Park would negatively impact the surrounding homes, stating: "It is our professional opinion that **cell towers decrease the value of homes in the area tremendously.** Peer reviewed research also concurs that cell sites do indeed cause a decrease in home value." , , , Higher property values mean more tax revenue for the city, which helps improve our city."

"I've done research on the subject and as well as spoken to many real estate professionals in the area, and they all agree that there's no doubt that cell towers negatively affect real estate values.' **Steve Hovakimian, Burbank, California real estate broker, and the publisher of "Home by Design"**

monthly real estate magazine, stated that he has seen properties near cell towers **lose up to 10% of their value** due to proximity of the cell tower. . . So even if they try to disguise them as tacky fake metal pine trees, as a real estate professional you're required by the California Association of Realtors that sellers and licensees must disclose material facts that affect the value or desirability of a property including conditions that are known outside and surrounding areas."

(Submitted to City Council, Planning Board, City Manager, City Clerk and other city officials via e-mail on June 18, 2010. To see a copy of this, scroll down to bottom of page and click "Subpages" or: <http://sites.google.com/site/nocelltowerinourneighborhood/home/decreased-real-estate-value/burbank-real-estate-professionals-statement>)

9. Windsor Hills/View Park, CA, 2009: Residents opposing a T-Mobile antenna in their neighborhood received several letters from local real estate companies, appraisers, homeowner associations, and resident organizations in their community confirming that **real estate values would decrease with a cell phone antenna** in their neighborhood, which must be disclosed to buyers according to the California Association of Realtors as a "known condition" that "affects the value or desirability of the property." To see copies of these letters, see "Report from Los Angeles County Regional Planning Commission regarding CUP Case No. 200700020-(2)," from L.A. County Board of Supervisors September 16, 2009, Meeting documents, Los Angeles County website at: <http://file.lacounty.gov/bos/supdocs/48444.pdf>

✓ **10. A Houston jury awarded \$1.2 million** to a couple in 1999 because a 100-foot-tall cell tower was determined to have **lessened the value of their property** and caused them mental anguish: Nissimov, R., "GTE Wireless Loses Lawsuit over Cell-Phone Tower," *Houston Chronicle*, February 23, 1999, Section A, page 11. (Property values depreciated by **about 10 percent** because of the tower.)

11. In 2001 the assessed values of sixteen residential properties located in **Colwood, British Columbia** were **reduced by BC Assessment by an average of 7.2%** (approx. \$9,500 each) due to the aesthetic impacts of a broadcasting antenna tower installation. Facsimile from Dave Hitchcock, area assessor, BC Assessment (February 23, 2001) Re: Radio Transmissions and Towers, Triangle Mountain, Colwood, 2001 Assessment Reductions Due to Proximity to Transmission Towers; provided by the Colwood Transmission Towers Citizens Committee at a meeting held on 21 August 2003 in Colwood, BC.

12. Glendale, CA: During the January 7, 2009 Glendale City Council public hearing about a proposed T-mobile cell tower in a residential neighborhood, local real estate professional Addora Beall described how a Spanish home in the Verdugo Woodlands, listed for 1 million dollars, sold for **\$25,000 less** because of a power pole across the street. "Perception is everything," said Ms. Beall stated. "It the public perceives it to be a problem, then it is a problem. It really does affect property values." See Glendale City Council meeting, January 7, 2009, video of Addora Beall comments @ 2:35:24: http://glendale.granicus.com/MediaPlayer.php?view_id=12&clip_id=1227

13. "Tower Opponents Ring Up a Victory," by Phil Brozynski, in the *Barrington [Illinois] Courier-Review*, February 15, 1999, 5, reporting how the Cuba Township assessor **reduced the value of 12 homes** following the construction of a cell tower in Lake County, IL. <http://spot.colorado.edu/~maziara/appeal&attachments/Newton-43-LoweredPropertyValuation/>

✓ **14. Santa Cruz, CA:** This is a story about how a preschool closed because of a cell tower installed on its grounds; "**Santa Cruz Preschool Closes Citing Cell Tower Radiation**," *Santa Cruz Sentinel*, May 17, 2006; Source, EMFacts website: <http://www.emfacts.com/weblog/?p=466>.

15 This British article reports that a new cell-phone antenna/tower/mast "will knock **between 15 and 25 per cent off the value** of a house, depending on how close it is and the size of the structure. "Melfyn Williams, chairman of the National Association of Estate Agents, said in some cases a mast could see a

home **reduce in value by between 5 and 10 per cent.** . . . "Campaigners are considering **legal action** to seek compensation for the loss in value of their properties or to get the masts removed. Last week, seven householders in Swindon won sums of **between £10,000 and £20,000 each** from their local council after it mistakenly allowed a mast to be erected in the middle of their residential street, causing their properties to crash in value."

The Observer (U.K.), "Phone masts blight house sales: Health fears are alarming buyers as masts spread across Britain to meet rising demand for mobiles," Sunday May 25, 2003 or:

<http://www.guardian.co.uk/money/2003/may/25/houseprices.uknews>

Almost any prospective property buyer would take the existence of a nearby cellular antenna cluster into account. Nevada City government should do what it can to protect its citizens' investments in their homes, businesses, and land — which includes having rules against unwanted intrusions by cell phone towers and antennas.

Real Estate Survey: Do Cell/Grid Towers Impact a Property's Desirability?

94% of respondents said a nearby cell tower or group of antennas would negatively impact value or interest in a property



The National Institute for Science, Law and Public Policy's survey "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" initiated June 2, 2014, has now been completed by 1,000 respondents as of June 28, 2014. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, or wireless antennas placed on top of or on the side of a building, would impact a home buyer's or renter's interest in a real estate property.

The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.

- **94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.**
- **94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.**
- **95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.**
- **79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.**
- **88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.**
- **89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.**

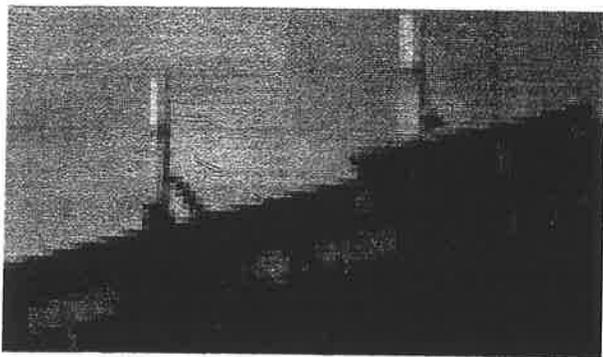
The National Institute for Science, Law and Public Policy (NISLAPP) was curious if respondents had previous experience with physical or cognitive effects of wireless radiation, or if their concern about neighborhood antennas was unrelated to personal experience with the radiation.

Of the 1,000 respondents, **57% had previously experienced cognitive effects from radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood antenna or cell tower, and 43% had not experienced cognitive effects. 63% of respondents had previously experienced physical effects from these devices or neighborhood towers and antennas and 37% had not experienced physical effects.**

The majority of respondents provided contact information indicating they would like to receive the results of this survey or news related to the possible connection between neighborhood cell towers and antennas and real estate decisions.

"I am a real estate broker in NYC. I sold a townhouse that had a cell tower attached. Many potential buyers chose to avoid purchasing the property because of it. There was a long lease." "I own several properties in Santa Fe, NM and believe me, I have taken care not to buy near cell towers. Most of these are rental properties and I think I would have a harder time renting those units... were a cell tower or antenna nearby. Though I have not noticed any negative health effects myself, I know many people are affected. And in addition, these antennas and towers are often extremely ugly—despite the attempt in our town of hiding them as chimneys or fake trees." "We are home owners and real estate investors in Marin County and have been for the last 25 years. We own homes and apartment building here in Marin. We would not think of investing in real estate that would harm our tenants. All our properties are free of smart meters. Thank you for all of your work." "I'm a realtor. I've never had a single complaint about cell phone antennae. Electric poles, on the other hand, are a huge problem for buyers."

Study: 21% reduction in property value if cell phone tower built



Concern was expressed in the comments section by respondents about potential property valuation declines near antennas and cell towers. While the NISLAPP survey did not evaluate property price declines, a study on this subject by Sandy Bond, PhD of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), [The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods](#), was published in *The Appraisal Journal* of the Appraisal Institute in 2006. The Appraisal Institute is the largest global professional organization for appraisers with 91 chapters.

The study indicated that **homebuyers would pay from 10%–19% less to over 20% less for a property if it**

were in close proximity to a cell phone base station. The 'opinion' survey results were then confirmed by a market sales analysis. **The results of the sales analysis showed prices of properties were reduced by around 21% after a cell phone base station was built in the neighborhood.**"

Additional comments

The Appraisal Journal study added,

"Even buyers who believe that there are no adverse health effects from cell phone base stations, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a cell phone base station."

James S. Turner, Esq., Chairman of the National Institute for Science, Law & Public Policy and Partner, Swankin & Turner in Washington, D.C., says,

"The recent NISLAPP survey suggests there is now a high level of awareness about potential risks from cell towers and antennas. In addition, the survey indicates respondents believe they have personally experienced cognitive (57%) or physical (63%) effects from radiofrequency radiation from towers, antennas or other radiating devices, such as cell phones, routers, smart meters and other consumer electronics. Almost 90% are concerned about the increasing number of cell towers and antennas generally. A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas."

Betsy Lehrfeld, Esq., an attorney and Executive Director of NISLAPP, says,

"The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline."

The National Institute for Science, Law, and Public Policy (NISLAPP) in Washington, D.C. was founded in 1978 to bridge the gap between scientific uncertainties and the need for laws protecting public health and safety. Its overriding objective is to bring practitioners of science and law together to develop intelligent policy that best serves all interested parties in a given controversy. Its focus is on the points at which these two disciplines converge.

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If you can support NISLAPP's work, please donate at the bottom of [this page](#).

Commentary from ElectromagneticHealth.org:

Response to EMF real estate survey conducted by The National Institute for Science, Law and Public Policy:

ElectromagneticHealth.org suggests real estate agents and homebuyers be aware at this time that there are indeed perceived risks associated with real estate properties located in proximity to cell towers and antennas impacting both 1) interest in a given property and 2) a property's price.

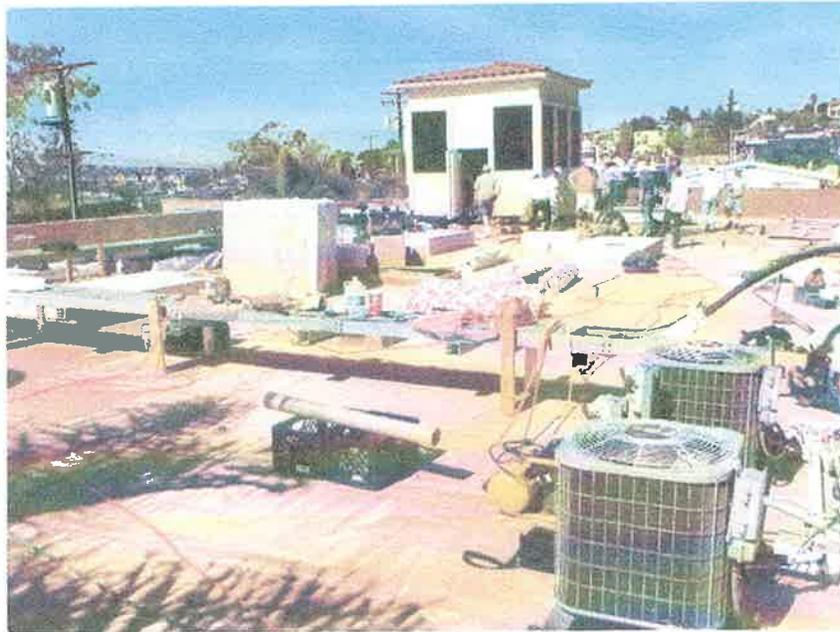
Real estate agents are advised to:

1. Familiarize themselves with AntennaSearch.com to **be able to find antennas and hidden antennas** in a neighborhood,
2. Learn to work with an RF meter to **be able to competently assess a property and neighborhood** for RF electromagnetic fields from both external infrastructure sources and in-home devices,
3. Learn how real estate properties with high RF exposures can be physically remediated or mitigated (and when this is not practical),
4. Understand **at what distance from cell towers and antennas research is indicating biological and health effects**, including the increased incidence of cancer. (See cell tower studies in "Some Studies Showing Cell Tower Health Impacts")
5. Learn the potential health consequences of the **new radiating utility meters**, called 'smart meters', and be able to identify and evaluate them.
6. Understand the special **importance of low RF in bedrooms**, from all sources, and especially in the bedrooms of children.
7. Be able to advise clients on **improving home safety from internal and external electromagnetic fields**.

Given there are over 220,000 cell phone towers in the United States, over 50 million wireless networks and untold numbers of antennas on or even inside buildings, and new risks from utility meters and the wireless networks that support them, real estate agents would best be conversant in the risks, and perceived risks, of electromagnetic fields. If ElectromagneticHealth.org can be of help to real estate agents, please do not hesitate to be in touch at info@ElectromagneticHealth.org.

Recent Work by EMF & RF Solutions

Share and Enjoy



RF Shielding Commercial Building from Cell Tower Radiation

The new owner of a [commercial building](#) located in San Diego was concerned about the presence of a cellular base station mounted on its roof top and the exposure to its tenants. We conducted a [RF survey](#) exposure assessment and based on the measurement results, the building owner requested to implement and RF shielding systems. We recommend Cuprotect®, a Germany-based patented copper wire mesh [RF shielding system for buildings](#).

The roof was going to be replaced, so [RF exposure reduction methods](#) were being considered as part of the building improvements. In conjunction with Cuprotect® and Premier *Roofing*