

Wind Energy Easements and Leases: Project Summary

INFORMATION FOR LANDOWNERS AND GOOD PRACTICES FOR WIND DEVELOPERS

INCLUDED IN THIS PACKAGE:

**Wind Energy Easement
and Lease Agreement
Guidelines**

**Wind Energy Easements
and Leases: Best
Practices and Policy
Recommendations**

**Wind Energy Easements
and Leases:
Compensation
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**Wind Energy Easements
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WHEN WINDUSTRY WAS LAUNCHED IN THE MID-1990S, our primary focus was to provide rural landowners with information about the wind industry, which was just beginning to emerge in the Midwest and Great Plains. In particular, we focused on land leases and wind energy easements because such agreements provided the primary means for farmers to participate in wind energy development. Since then, the U.S. wind industry has grown dramatically, with commercial-scale installations in more than 30 states and the expectation of a record year for new installations in 2005. As wind energy development has spread, the knowledge base among landowners and rural communities has grown, and options for local participation have increased substantially.

With more options and information sources on wind basics available, we believed this was the right time for Windustry to revisit our work on what continues to be the principal means for landowners to participate in wind development: land leases and wind energy easements. This work addresses the ever more sophisticated questions landowners have raised about hosting wind turbines, and also begins to define good practices for developers as many new companies, large and small, enter the industry.

Our primary goals are:

- 1) to help landowners make informed decisions about their land and
- 2) to promote land agreement practices that are mutually beneficial to landowners and project developers.

We strongly believe that for the wind industry to thrive long term and be sustainable, wind development must be seen as an asset and opportunity for both the owners of windy land and their local communities.

Several years ago, Windustry published an outline called "*Wind Energy Easements: Legal Issues*" that has been widely circulated and used by landowners, wind developers, community leaders, and farm organizations. To update and build on this work, we convened a team of wind industry, legal, and landowner-issue experts to identify key issues in land agreement documents, recommendations for good practices, and ways to package this information. The result of this process is a package of new wind energy easement and lease materials published on the Windustry website. See below for a more detailed description of the materials in this package and list of contributors to this work.

DOCUMENTS IN THIS PACKAGE

Wind Energy Easement and Lease Agreement Guidelines

An updated version of Windustry's original outline "*Wind Energy Easements: Legal Issues*". This expanded document covers wind energy land leases as well as wind energy easements and features updated information on provisions, recommendations, and items to watch out for.

*Produced by Windustry's
Wind Energy Easement
Work Group, wind
industry and landowner
issue experts*

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ABOUT WINDUSTRY

Windustry is a non-profit organization working to create an understanding of wind energy opportunities for rural economic benefit by providing technical support and creating tools for analysis. We address barriers to wind energy by building collaborations with rural landowners, local communities and utilities, as well as state, regional and non-profit organizations.

Windustry's areas of special focus include: economic development from wind energy; landowner rights, risks, and benefits; and community-based wind energy. As a leading source of information for windy landowners and rural communities, Windustry had been working on wind energy land agreement issues since our inception in 1995.

Wind Energy Easements and Leases: Compensation Packages

This short paper summarizes published information about compensation packages for landowners and discusses the factors that seem to drive compensation levels. It also highlights several more detailed stories about land agreements for specific projects around the country.

Wind Energy Easements and Leases: Best Practices and Policy Recommendations

The Wind Easement Workgroup developed a list of recommended policies and practices for facilitating orderly and sustainable wind energy development. These policies are designed to protect landowners, enhance economic development opportunities in wind energy, and broaden access to wind energy market information.

Wind Energy Easements and Leases: Bibliography

This document lists a variety of useful resources related to wind energy lease and easement agreements. We will regularly update this document when we find new resources.

WIND ENERGY EASEMENT WORK GROUP

This package of materials was produced by Windustry in collaboration with a dedicated team of wind industry experts, landowner experts, and consultants.

Members of Windustry's Wind Energy Easement Work Group:

Lisa Daniels, Executive Director of Windustry

Ed DeMeo, President, Renewable Energy Consulting Services, Inc., California

Van Jamison, POWAIR, Montana, consultant and small wind project developer

Joe Richardson, North Dakota landowner

Steve Wegman, South Dakota Public Utilities Commission

Fred Zalcman, Executive Director, Pace Law School Energy Project

Staff and Consultants:

Sarah Johnson, Windustry

Robert Nardi, attorney, Willeke & Daniels

John Daniels, attorney, Willeke & Daniels