A GUIDE TO

UNLOCKING ENERGY ABUNDANCE

THE IMPACT OF PERMITTING DELAYS ON ACCESS TO ENERGY AND ECONOMIC DEVELOPMENT

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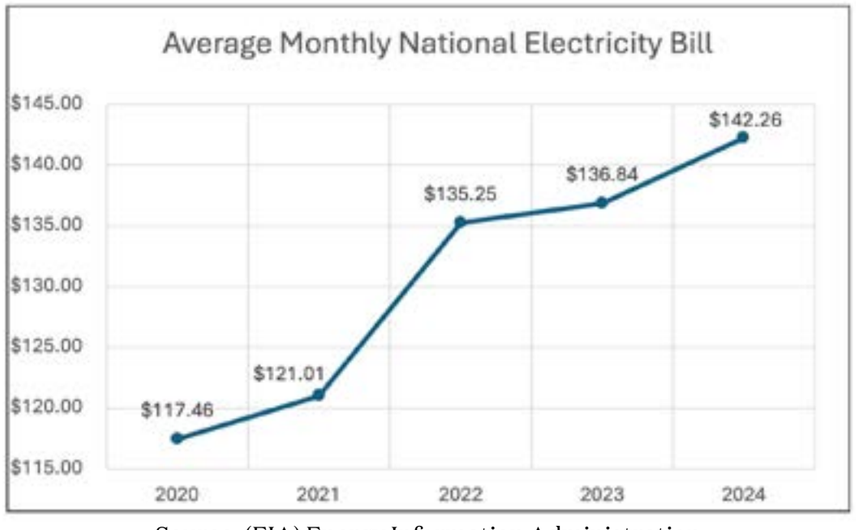
AMERICANS for PROSPERITY

EXECUTIVE SUMMARY

Electricity and energy demands are on the rise, driven by AI data centers and similar development projects, as well as the increasing electrification of homes, vehicles, and other facets of daily life. Electricity consumption and demand are projected to keep rising over the next decade, with an estimated **2–2.5%** increase in demand year over year, according to a recent Bank of America Institute forecast. ICF predicts a cumulative **50%** increase in demand by 2050. The permitting process exists to ensure streamlined and efficient energy systems are built while accounting for residential concerns and proper environmental stewardship. But the system is broken. As a result of the surging demand, the cost of energy and electricity will continue rising, exacerbating the pinch Americans feel in their wallets. Permitting reform can help clear the backlog of energy projects needed to meet increasing energy demand.



Source: (EIA) Energy Information Administration

This report contains an update to the 2023 "The Impact of Federal Permitting Delays on a State's Energy Supply Chain" report, which assessed the impacts of the overburdensome federal permitting process on energy production and the economy in at least 30 energy development projects. These projects span Arizona, Montana, Nevada, Ohio, Pennsylvania, and West Virginia. The 2023 report found that every project suffered from permitting delays, ranging from a year to as long as 16 years, causing at least six projects to be canceled. These delays and cancellations directly result in higher energy costs, the loss of thousands of jobs, and billions of dollars in economic benefits. This report revisits the same energy projects to highlight any new developments or updates from the initial report. Several of the projects demonstrate significant advancements towards construction or completion, but the vast majority remain stalled in the permitting process.

- Five of the 30 projects are complete and operational, seven are under construction, and six have been canceled; two of the canceled projects, however, may be revived. The remaining 12 are still stuck in the permitting process.

- Of the unfinished projects, 13 are energy transmission projects and 12 are energy generating facilities that were either delayed or canceled. The remaining projects include mining of rare earth elements and export-related energy developments.

- The permitting process is causing the delay, or outright loss, of at least 50,000 new jobs and nearly $75 billion in estimated economic benefits. The canceled projects alone account for the loss of at least $4.2 billion in economic benefits and at least 38,000 temporary and permanent jobs.

- The length of permitting delays varies across projects, with the longest being 17 years. This unfortunate honor belongs to the SunZia Southwest transmission project in Arizona, which is currently under construction but faces litigation. Other notable delays lasted as long as 15 years.

Fortunately, there are two current bills that could streamline the permitting process: the SPEED Act and PERMIT Act.
The SPEED Act:

- Establishes consistent timelines under the National Environmental Policy Act to ensure responsiveness and stops unnecessary NEPA reviews;
- Simplifies NEPA documents and lessens burdens on agencies;
- Clarifies the NEPA trigger by defining the requirements for a major federal action and places reasonable judicial limitations on NEPA reviews.

The PERMIT Act:

- Requires the Environmental Protection Agency administrator to consider cost and availability of water treatment technologies to meet quality standards;
- Authorizes the EPA administrator to issue general permits nationally;
- Clarifies exemptions to the definition of "navigable waters;"
- Requires the reduction of the backlog of Clean Water Act permit applications.

Jump to a State:

Arizona
Montana
Nevada
Ohio
Pennsylvania
West Virginia

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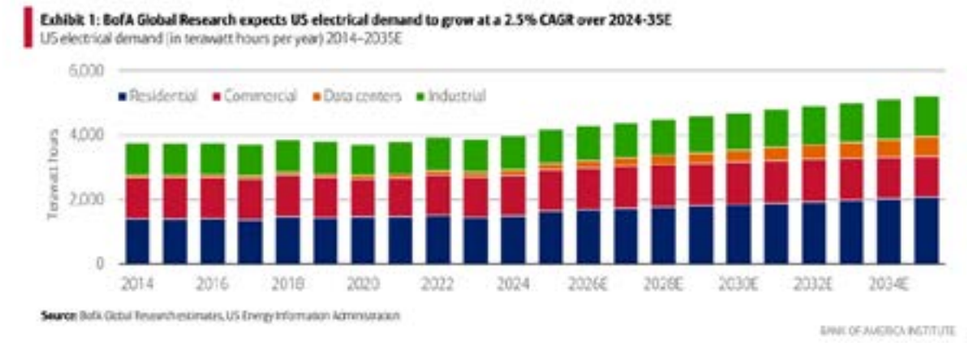
Rising Costs of Electricity and the Factors Behind Energy Costs

Energy costs are on the rise. Electricity prices jumped 4% from 2023 to 2024, and have increased 21% since 2020, according to data released by the Energy Information Administration this past October.

The factors affecting energy utility prices can vary depending on region and the structure of the local energy system. Generally, these factors are bucketed into several categories:

- **Energy Production Fuels:** There are a variety of ways to generate energy, such as coal, natural gas, wind, solar, or water, each with varying production costs. Fluctuations in the cost of the fuel needed to produce energy, such as generating electricity, will impact prices.
- **Overall Energy Demand:** The increasing electrification of everyday items and related infrastructure — such as electric vehicles, charging stations, electric heat pumps, and other appliances — is increasing demand. When a lot of people are using energy at the same time — for example, during hot summer days — or when new large loads link to the grid, such as data centers, the demand for energy goes up and so do prices.
- **Energy Transmission:** There are costs involved in the transmission and delivery of energy to homes. This includes maintaining key energy infrastructure, such as pipelines, power lines, transformers, and other equipment. Repairing and replacing obsolete and aging infrastructure due to continuous wear and tear impacts the prices paid. These costs are expected to increase as wind and solar power grow in the energy mix and are connected to existing energy transmission infrastructure.
- **Environmental Protections:** Regulations and policies aimed at reducing pollution and carbon emissions can affect energy prices. For example, power plants with air emissions face additional costs, which are typically passed on to consumers. Fees related to carbon emissions from power plants, such as those charged by the Regional Greenhouse Gas Initiative, place fees on energy producers, which drive up electricity prices for residents in participating states even more.
- **Upgrading and Modernizing Energy Infrastructure:** Investments in new infrastructure — such as power plants, pipelines, transmission lines, or other improvements — are typically financed by private industry or utilities. New infrastructure has the potential to make the system more reliable and efficient, thereby lowering prices.



The Path to Energy Abundance Is Blocked by Federal Permitting Delays

For the nation to meet the rising demand for power, it must adopt a policy of energy abundance by incorporating all forms of reliable energy generation. It is imperative the nation's energy supply and delivery systems adapt and keep pace with surging demand for energy to both power the economy and ensure consumers are not unfairly burdened. Historically, fossil fuels have been the most consistent and reliable sources of energy, but renewable energy sources should not be excluded from the grid. Unfortunately, the combination of well-intentioned environmental protections and overlapping, redundant administrative processes is resulting in endless permitting delays for both fossil fuel and renewable generators, ultimately driving up prices for consumers.

Meanwhile, permitting delays are negatively impacting nearly every energy project, leading to major delays and cancellations, which create additional costs that are also passed on to consumers. A recent McKinsey analysis finds it takes four to five years on average for an energy project to get through the permitting process. Similar projects, such as pipelines or mining projects, can take even longer.

The permitting process ensures the building of streamlined and efficient energy systems while accounting for residential concerns and proper environmental stewardship. Currently, however, the process is resulting in too many delays, cancellations, or ideologically driven litigation, making energy abundance a pipe dream rather than a reality. Examples of the prevalent sources of delays in the permitting process are broken down into several categories.

- **Overlapping Permitting Approval Processes:** All energy infrastructure projects must obtain some degree of approval from a state or federal authority, or a combination of both, depending on the type of project. For example, interstate projects, such as natural gas pipelines or transmission cables, often require approval from both the federal government and each state in which the project will be constructed. The redundant permitting processes often result in delays, or in some cases, outright cancellations.
- **Litigation:** While litigation is a key resource for individuals protecting against harm to their property or well-being, the current permitting process allows for the weaponization of litigation, creating a barrier for energy projects even after regulatory approval. Roughly 70% of lawsuits under the National Environmental Policy Act are brought by national advocacy groups, not individuals directly impacted by energy developments. These lawsuits are exceptionally time-consuming and cause significant delays, extending project timelines and causing uncertainties for developers that increase costs. In many instances, litigation is so arduous that developers are forced to cancel projects.
- **Excessive and Complex Bureaucracy:** Compliance with federal regulations often requires additional resources, including time, personnel, extensive paperwork, environmental assessments, impact studies, public hearings, or other consultations. These compliance costs are significant, as the complexity of the regulatory requirements also leads to millions of dollars in additional legal and consulting fees. These costs are just as high in the public sector, as the time-consuming nature of the processes detracts from energy producers' ability to serve customers and protect the public. Ultimately, the costs incurred are passed on to consumers.
- **Uncertainty and Risk:** Unclear or constantly changing regulations can make it difficult for developers to plan and navigate the permitting process, resulting in project delays and significant financial risks.
- **Limited Innovation and Investment:** Strict or overly burdensome regulations can deter energy innovation and investment. Complex or outdated permitting procedures and regulatory requirements for existing technologies discourage

smaller or innovative energy companies from pursuing projects, leading to a less diverse and less competitive energy market. Since innovation historically has made even so-called "dirty" energy sources cleaner, permitting delays can create barriers to innovation.

- **Environmental Protection and Public Safety:** Federal regulations and permitting processes are intended to promote environmental protection and public safety. However, these precautionary measures can often become overly burdensome and lead to significant delays, even when there are more effective and efficient ways of addressing environmental concerns.

A Streamlined Permitting System Can Help Lower Energy Costs

The demand for electricity in the United States has been rising steadily but will begin increasing much more quickly if the government continues to push for electrification instead of diversification. Policymakers' push for a carbon-free economy, whether it comes through mandates or incentives to buy electric stoves and heat pumps or through advocating for electric vehicles over traditional combustion engine cars, only increases the demand for energy production. The easiest solution to begin to alleviate the strain of these rising energy costs is to increase the number of energy producers, which can be facilitated by a streamlined permitting process for energy projects.

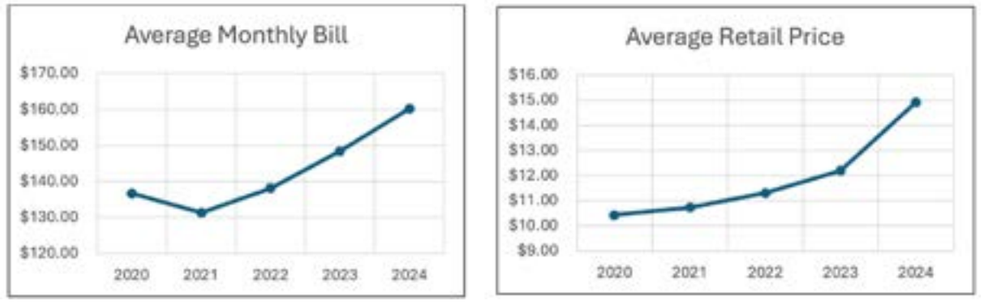
Enacting permitting reforms to make the process more predictable and consistent can help reduce energy costs. Such predictability can reduce uncertainty, lower the administrative and construction costs on the front end, allow for the development of more energy production, and, ultimately, potentially lower the cost of energy for residential consumers and businesses alike.

It's in America's best interest to address the permitting problem to facilitate innovation and ensure there is enough energy to power the economy of the future. Currently, there are numerous fossil fuel and renewable energy projects that are needlessly delayed or canceled because of the overly burdensome permitting process.

The Cost of Burdensome Permitting: Lost Opportunities to Achieve Energy Abundance

The cost of the permitting process is staggering, which is demonstrated through the projects in this report. The affected states were deprived of approximately 50,000 jobs and at least $75 billion in economic benefits, according to the projects' forecasts. At a time when both energy and economic investments are so critically needed, these delays and cancellations are a clear detriment to the advancement of the economy and block future technological developments, such as AI. Projects initially highlighted in the 2023 report now feature relevant updates in their development process and updated data points where applicable.

Arizona



Source: EIA

Arizona is home to five energy projects that faced, or currently face, delays stemming from the burdensome permitting process. Fortunately, at least one of these projects, the Ten West Link transmission line, has been completed since the publication of the original report in 2023. The investments highlighted, based on available data, were forecasted to create at least 5,900 jobs and an estimated $65 billion in economic benefits for the state. Unfortunately, this much-needed economic activity, along with the additional energy production, is not yet available because the projects are mired in an overly complex and overly litigious permitting process. For example, the SunZia Southwest transmission project is facing lawsuits seeking to cancel the project, arguing that agency approvals granted by the Biden administration were completed improperly. If the process is not reformed, Arizona will be hard-pressed to meet its rising demand for energy.

Parker Solar
Started: 2022
Status: Remains in Permitting Process

The Parker Solar Project is a proposed 250 megawatt solar and storage project, located on approximately 1,530 acres of land managed by the Bureau of Land Management in La Paz County. Once completed, the project is expected to provide power to approximately 300,000 homes when at peak operating capacity. The latest updates on the project indicate it is awaiting a review from the BLM, but it appears to be progressing, as the agency temporarily set aside the land needed for the project in late 2024.

Resolution Copper Mine
Started: 2015
Status: Remains in Permitting Process
Resolution Copper is a proposed underground mine in the Copper triangle (60 miles east of Phoenix) that is expected to become the largest copper mine in North America. Once operational, the mine would be capable of producing up to 25% of U.S. copper demand each year and be expected to produce as much as 40 billion pounds of copper over 40 years. The project will generate approximately 1,500 jobs and create an estimated $61 billion in economic benefits for the state over its 60-year lifespan. Additionally, Resolution Copper claims the project may create around 2,200 indirect jobs due to the economic investment going on to the mining development.

After several years of administrative delays, the U.S. Forest Service published its final environmental impact statement and the draft record of decision into the Federal Register in June 2025, clearing a major permitting hurdle. However, the project remains mired in litigation. A federal appeals court issued an emergency injunction blocking the land transfer for the project after Native American tribes sued to kill it; the U.S. Supreme Court declined to hear the case, and it remains unclear when the litigation will conclude.

Ten West Link
Started: 2016
Status: Completed
The Ten West Link transmission line project is a 125-mile electricity transmission line that connects existing substations near Tonopah, Arizona, and Blythe, California, improving efficiency in electricity delivery in both states. The $280 million project, sponsored by DCR Transmission, LLC, was anticipated to create up to 365 temporary jobs and several permanent jobs; the actual job creation numbers are unavailable.

The project started its permitting process in 2016, first submitting the necessary documents with the California Public Utilities Commission, which did not issue its approval for the project until five years later in 2021. On the federal side, the BLM began its analysis of the project under NEPA in 2019 and issued its final approval of the project in 2022. The project broke ground in 2023 and became operational in June 2024.

West Camp Wind Farm
Started: 2022
Status: Under Construction
The West Camp Wind Farm is a proposed 500-megawatt wind energy project in Navajo County that would utilize over 100 wind turbines. The proposed project would be built on 53,000 acres of remote, mostly private land and would connect to Arizona's electrical grid at the Cholla Power Plant. The project is estimated to create at least 500 construction jobs and close to 18 full-time jobs while providing approximately $20 million in economic benefits to the state. Since the last update, the project has experienced at least a year or two of additional delays due to the complexities of the permitting process. According to developers, though, the project should be operational within the next year.

SunZia Southwest Transmission Project
Started: 2009
Status: Litigation
The SunZia Southwest transmission project would transport up to 3,500 megawatts of renewable energy from New Mexico to Arizona and California across two 520-mile transmission lines between central New Mexico and central Arizona. The $8 billion transmission project is expected to generate over $20 billion in total economic benefit across the three states, deliver energy to 3 million Americans, create over 2,000 jobs during its construction, and employ over 100 workers once operational. The transmission lines would cross state, federal, and private land.

Construction of the transmission lines has been delayed following the 9th Circuit Court of Appeals reversing a lower court's ruling and sending the case back down for reconsideration in 2025. Local Native American tribes are suing the U.S. Department of the Interior, arguing that then Secretary Deb Haaland failed to consult with the tribes over the designations of land included in the SunZia project. The project began its permitting application process in 2009. After 16 years of delays, the project is now almost certainly facing further delays due to the ongoing suit. Prior to the suit, the project was slated for completion in 2026.

Montana

Source: EIA

Montana is home to five energy projects that face, or faced, delays stemming from the burdensome permitting process. None of the projects highlighted in the 2023 report are operational, but the Rosebud Mine expansion project finally received approval via several Trump administration orders. The developments highlighted, based on available data, were projected to create at least 1,100 jobs and an estimated $6 billion in economic benefits for the state.

The current permitting process, along with politically driven permit revocation, hampered the state's opportunities to reduce energy costs for consumers and power the economy forward. The failure to approve and develop these projects is akin to leaving money on the table, worsening the economic outlook for residents and businesses who want the opportunity to succeed and achieve the American Dream.

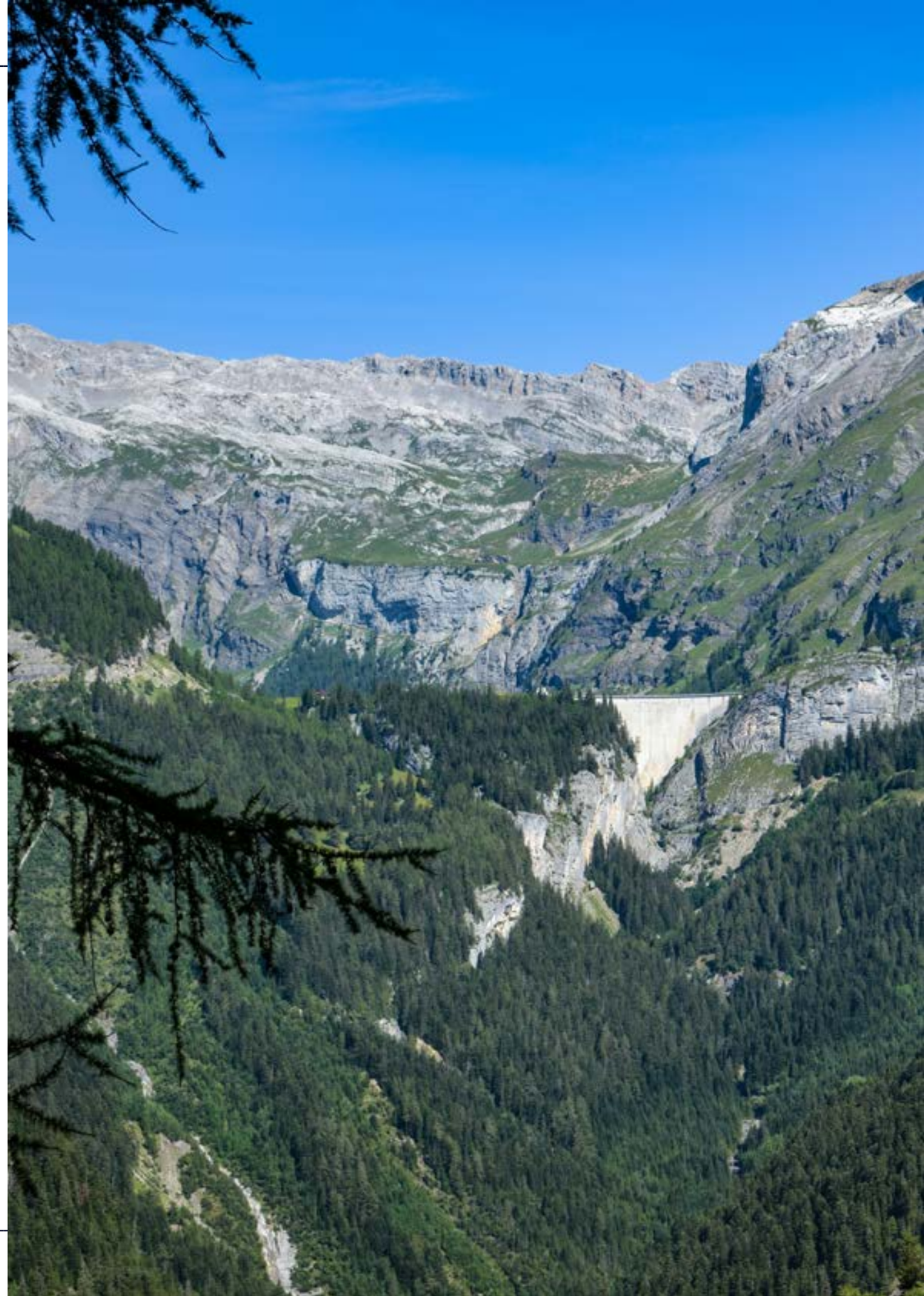
Rosebud Mine Expansion
Started: 2019
Status: Completed Permitting Process
The Rosebud coal mine expansion project is a proposed expansion of Rosebud's existing coal mine that would mine over 2,100 acres of coal across a nearly 6,800-acre permit area. The coal from the expansion would be used to power the nearby Colstrip and Rosebud power plants, which are projected to generate more than 1,500 megawatts of electricity, with annual royalties paid to the federal government of over $9 million. Additionally, the project is expected to generate approximately 300 jobs.

The expansion project was initially approved in 2019 by the federal Office of Surface Mining but faced litigation from groups that claimed the government failed to sufficiently analyze the project's emissions and water impacts. In October 2022, a

federal judge ordered the Department of the Interior to conduct a more extensive analysis and complete an Environmental Impact Statement under the federal National Environmental Policy Act. In August 2025, after six years of permitting delays, the DOI finally approved the mine's expansion.

Millennium Bulk Terminal Project
Started: 2012
Status: Canceled
The Millennium Bulk Terminals project was a proposed $680 million coal export facility located in Washington state that would have connected Montana's coal production to new markets abroad. The project was designed to export 5 million metric tons of coal per year. The project filed for its initial permit applications in February 2012, with the hope of beginning construction in late 2013 and commencing operations by 2015. The developers worked with state permitting agencies to prepare a comprehensive Environmental Impact Statement. The Washington Department of Natural Resources denied the project's aquatic lands lease application, and the state's Department of Ecology denied a key water permit under the federal Clean Water Act.

As a result, the project filed several lawsuits against these state agencies. In 2021, the U.S. Supreme Court declined to hear a lawsuit filed by the State of Montana itself, deferring to Washington state's administrative appeals system. The State of Montana's lawsuit alleged Washington state denied the Clean Water Act permit on invalid grounds — focused on climate policy rather than water quality — and claimed this bad-faith impoundment of Montana's coal from markets abroad violated provisions of the U.S. Constitution designed to prevent coastal states from controlling interior states' ability to engage in commerce. The project was officially canceled soon after the Supreme Court's decision.



Keystone XL Pipeline
Started: 2015
Status: Canceled
The now infamous Keystone XL project was an $8 billion project and would have been the fourth phase of the Keystone pipeline system. The Keystone XL Pipeline would have connected existing pipeline terminals in Hardisty, Alberta, Canada, and Steele City, Nebraska, via a shorter route with a larger-diameter pipe. It would have run through Baker, Montana, where American-produced light crude oil from the Williston Basin of Montana and North Dakota would have been added to the Keystone's throughput of synthetic crude oil from Canada. The pipeline was projected to create at least 21,050 direct and indirect jobs, but the projections during the construction phase varied, going as high as nearly 60,000 temporary jobs. The pipeline would have also created 50 permanent jobs.

President Obama tried to kill the pipeline in 2015 by withholding a presidential permit for the cross-border segment, which President Trump granted in his first administration. President Biden then revoked the permit at the beginning of his administration, forcing TC Energy to cut their losses and cancel the pipeline. However, President Trump and Canadian Prime Minister Mark Carney are reportedly discussing reviving the pipeline amid increasing energy costs in the United States and Canada.

North Plains Connector Project
Started: 2013
Status: Remains in Permitting Process
The North Plains Connector project is a proposed $3.2 billion electricity transmission project. As planned, the project consists of a 420-mile, high-voltage direct-current transmission line that would connect central North Dakota to Colstrip, Montana. Once completed, it would connect the two states' electricity grids, reduce congestion in those grids, and more than double the amount of electricity that could be transferred between the Western and Eastern grids. The project is estimated to generate approximately 800 jobs during its construction.

Currently, the project is hoping to secure the necessary permitting approvals by 2026, begin construction in 2028, and begin operations by 2032; the completion date was pushed back three years due to delays in the permitting process.

Gordon Butte Pumped Storage Hydro Project
Started: 2013
Status: Remains in Permitting Process
The Gordon Butte Pumped Storage Hydro Project is a planned $1 billion closed-loop pumped storage hydroelectricity facility located in Meagher County. The facility would consist of multiple reservoirs that harness gravity to store energy and increase grid reliability. Water would be pumped to the higher of the two reservoirs when electricity is abundant and then released into the lower reservoir to generate electricity during times of shortage.

The project received its initial permit from the Federal Energy Regulatory Commission in 2013 and submitted a Final License Application in 2015, which FERC issued in December 2016. The developers originally intended for the project to begin construction in 2020 but filed for an extension from FERC to delay, citing that regulators' "relative inexperience" with pumped storage resources was making it more difficult for developers to "navigate the regulatory environment." FERC granted extensions in August 2022 and June 2025, further muddying the timeline for completion of the project.

Nevada

Source: EIA

Nevada is home to seven energy projects that have the opportunity to help lower the cost of energy, but are facing, or faced, delays due to the burdensome permitting process; fortunately, two of the projects, the Gemini Solar farm and the Yellow Pine Solar farm, have been completed since the publishing of the original report in 2023. The investments/developments highlighted, based on available data, were projected to create at least 11,000 jobs and an estimated $2 billion in economic benefits for the state.

The current permitting process, with its low bar for litigation and overly complex administrative processes, is costing the state jobs, revenue, and affordable energy during a time when energy is so desperately needed. The failure to approve and develop these projects due to unnecessary and costly delay worsens the economic outlook for residents and businesses who want the opportunity to succeed and achieve the American dream.

Gemini Solar
Started: 2017
Status: Completed
The Gemini Solar project is an operational 690 MW solar power plant and 380 MW battery storage facility located on approximately 7,100 acres of federal land. It is one of the largest solar installations in the United States, costing at least $1.2 billion, and it generates enough energy to power up to 260,000 homes during peak periods. Prior to completion, the project was predicted to create approximately 500 to 700 jobs during its construction and add up to $713 million in economic development value to the state of Nevada; actual job and economic data are not available.

The project originally filed its state permitting applications in 2017 and filed its federal Notice of Intent to prepare an Environmental Impact Statement with BLM in July 2018. The project faced at least seven years of administrative delays, many of which were caused by BLM missing their own deadlines. The project was finally granted federal approval in 2020.

Thacker Pass Lithium Mine
Started: 2017
Status: Under Construction/Facing Litigation
Thacker Pass lithium mine is a lithium clay mining development project located in Humboldt County, Nevada, on 5,700 acres of federal land. The Thacker Pass lithium mine contains 3.7 million tons of lithium, which is the largest known lithium source in the United States. The mine would produce 66,000 tons of lithium per year for up to 40 years. Lithium Americas, the project owner, forecasts that the mine's construction may create up to 1,800 construction jobs and an additional 360 permanent jobs following completion.

Unfortunately, the project is beset by delays and mired in litigation that seeks to halt construction. The project initially sought permitting approval in 2017, which BLM granted in 2021. Environmental groups subsequently filed suit against BLM, claiming the agency rushed the environmental review process; local ranchers and Native American tribes also filed suit, claiming their water sources would be polluted by the construction. The lawsuits were recently settled in 2025, but the second Trump administration withheld a critical federal loan until Lithium Americas conceded a 5% stake in the project, creating further delays for the critical energy project.

Rough Hat Solar Farm
Started: 2022
Status: Beginning Construction
Rough Hat Solar Farm is a proposed 400 MW solar power plant and 200 MW battery storage facility to be located in Pahrump, Nye County, and Clark County, on approximately 2,400 acres of federal land managed by the BLM. The project is estimated to create approximately 534 construction jobs and up to 10 permanent jobs upon completion, generating an approximate $100 million in economic benefits for the state and region.

BLM completed the variance process for the project's right-of-way application in June 2022 and was expected to issue the final EIS and Record of Decision by November 2022. However, the agency didn't initiate the EIS review process until October 2022. The developers finally received the necessary permits to begin construction in January 2025. After three years of delays at the hands of agency regulators, the project began construction in 2025 and is predicted to become operational in 2027.

Sawtooth Energy Center Project
Started: 2021
Status: In Permitting Process
Sawtooth Energy Center Project is a proposed 1,000-megawatt solar facility in Nye County on approximately 10,000 acres of federal land managed by the BLM. Due to the project's remote location, the proposal includes an approximately 17-mile transmission tie-in line that would extend from the on-site substation to either the Beatty substation or the Greenlink West Transmission Line (more on this separate project below).

The project submitted an application to BLM for the right-of-way to construct the solar facility in April 2021. The project initially aimed to complete construction and become operational by December 2025; it is unclear if this timeline will be met.

Greenlink Transmission Project
Started: 2022
Status: Under Construction
The Greenlink Transmission Project is a proposed large-scale transmission and substation development, commonly dubbed as a "renewable energy highway," that will connect Nevada's citizens to more renewable energy generation and diversify Nevada's renewable energy portfolio. The project comprises Greenlink West, a proposed 300-mile transmission line from Las Vegas to Yerington, and Greenlink North, a proposed transmission line that will span 235 miles from Ely to Yerington. Greenlink Nevada would create close to 4,000 total jobs and generate $690 million in economic activity, while supporting many of Nevada's underserved and hard-to-reach communities.

The BLM issued a Notice of Intent for the Greenlink West Project in May 2022 and a Draft Environmental Impact Statement a year later. That same day, a Notice of Intent was published for Greenlink North, beginning the environmental review process for that portion of the project. Commercial operation targets were delayed for at least one year, as Greenlink West is now scheduled to be in service in May 2027, and Greenlink North is scheduled to be in service in December 2028.

TransWest Express Transmission Project
Started: 2007
Status: Under Construction
The TransWest Express Transmission Project is a proposed 732-mile transmission project designed to deliver 3,000 MW of electric energy from Wyoming to California, Nevada, and Arizona. In Nevada, the project is estimated to cost $365 million to develop and will generate approximately $123 million in state property taxes, not to mention increased energy allocation, over the course of 50 years. TransWest predicts at least 1,000 total construction jobs will be created across the four states impacted by the development.

TransWest is a clear example of the obvious failures of the current permitting process, taking more than 16 years from its initial filing to begin construction. National Grid, the original project developer, filed a preliminary right-of-way application and a Plan of Development with the BLM in 2007; TransWest acquired the project from National Grid shortly thereafter. It took more than nine years for the BLM to reach a decision and another seven years until the BLM issued a Notice to Proceed in 2023. The project faced additional delays and is projected to be completed and operational by 2029.

Yellow Pine Solar
Started: 2011
Status: Completed
Yellow Pine Solar is a completed 500-megawatt solar project in Clark County located on approximately 3,000 acres of federal land outside Las Vegas. The solar facility is expected to provide enough electricity to power approximately 100,000 homes during peak times. It was a $400 million project that was estimated to create up to 300 jobs during its construction and generate an estimated $297 million in economic benefits to the local economy.

The project filed for a right-of-way grant with the BLM under its original name, "Sandy Valley Solar," in 2011. After five years of delays, the new owners of the project, Yellow Pine, submitted an amended application to BLM under its new name in June 2016. The project faced permitting delays during the right-of-way application and Environmental Impact Statement process due to public comments, litigation, and additional studies, but it was finally issued a Record of Decision by BLM in November 2020. Construction commenced shortly thereafter, and the solar project became operational in 2024.

Ohio

Source: EIA

Ohio had three key energy projects that would most likely be operational if not for the overburdensome permitting process. The Sweden Valley pipeline was canceled due to neverending delays, the Ohio Valley Connector Expansion was completed, and the Trumbull Energy Center is progressing and should be operational in 2026. Based on available data, these projects were forecasted to create at least 700 jobs and an estimated $1.5 billion in economic benefits for the state. The failure to get all three projects operational cost the state jobs, revenue, and affordable energy in a time when energy is so desperately needed. The failure to develop these projects in a reasonable timeframe makes it harder to power the future and deliver affordable energy to residents.

Ohio Valley Connector Expansion Project
Started: 2022
Status: Completed
The Ohio Valley Connector Expansion Project is a natural gas pipeline that provides 350,000 dekatherms per day (Dth/day) according to project specifications. The project is a $161 million effort with facilities in Ohio, Pennsylvania, and West Virginia. In Ohio, specifically, the project added a compressor unit at the Plasma Compressor Station in Monroe County and some related pipelines in the region.

The developers filed an application with FERC in January 2022, with plans to begin construction in 2023. Unfortunately, yet unsurprisingly, FERC issued a Final Environmental Impact Statement in January 2023, but delayed formal approval of the project until June 2023, and did not grant a notice to proceed until July 2023. The delays pushed the operation's start date into 2025, delaying the flow of necessary fuel to the state.

Sweden Valley
Started: 2018
Status: Canceled
The Sweden Valley Project was a proposed $48 million natural gas pipeline project from Dominion Energy, which included modifications at an existing compressor station, new metering and regulation facilities, and an additional 4.9 miles of pipeline that connected to Dominion Energy's existing natural gas transmission system. The project would have sent 120 million cubic feet of natural gas per day into the Tennessee Gas pipeline, enough to heat about 110,000 households. The project was expected to create 225 total jobs during construction, with approximately 125 jobs in Ohio.

Dominion canceled the project in 2019, citing FERC's refusal to vote on approval following the agency's completion of the environmental review as the key reason. Prior to the cancellation, Dominion filed several formal requests for a vote on the project but was ultimately rebuffed by the agency. FERC approved other similar pipeline projects, making this instance exceedingly odd.

Trumbull Energy Center
Started: 2017
Status: Under Construction
The Trumbull Energy Center is a proposed $1.2 billion 950 MW natural gas-fired power plant located in Trumbull County. The project is estimated to create more than 500 temporary jobs during construction and $14.9 million in additional state and local tax revenues. The project is expected to become operational in 2026 and employ 22 workers.

The developers filed an application with the Ohio Power Siting Board in February 2017 and originally intended to begin service in 2020 but faced delays in property acquisition followed by the Covid pandemic. The project broke ground in 2023 and successfully connected to the grid in 2024, achieving a key milestone. The plant remains on track to become operational in 2026.

Pennsylvania

Source: EIA

Pennsylvania has six key energy projects that would most likely be operational if not for the overburdensome permitting process. Unfortunately, three of those projects were canceled directly due to delays stemming from the permitting process. The other three are still mired in a bureaucratic quagmire but appear to be emerging from the process; however, it will still take time to construct these energy projects — time that residents can ill afford.

Based on available data, these developments/investments were projected to create at least 18,000 jobs and an estimated $2.6 billion in economic benefits for the state. The failure to get all these projects operational cost the state jobs, revenue, and affordable energy in a time when energy is so desperately needed. The failure to develop these projects in a reasonable timeframe makes it harder to power the future and deliver affordable energy to residents.

PennEast Pipeline
Started: 2015
Status: Canceled
PennEast Pipeline was a proposed 114-mile natural gas pipeline connecting Luzerne County, Pennsylvania, and Mercer County, New Jersey. The project was a $1.2 billion dollar project reviewed by the FERC. PennEast was projected to create 12,000 jobs and brought in approximately $17.5 million in tax revenue. It also would have delivered a low-cost, reliable supply of natural gas for electricity generation and home heating to southeastern Pennsylvania, New Jersey, and surrounding states. The project had signed contracts to provide natural gas to 12 total shippers, which together would have combined for a commitment of 1 million Dth/day of firm capacity. This translates to 20% of Pennsylvania's natural gas consumption in 2021, the year the project was canceled after six years of permitting delays.

The project was formally filed at FERC in 2015 with a targeted completion date of November 2017. After producing a 1,500-page environmental review, FERC approved the pipeline and issued a permit in 2018. However, the project became entangled in a court battle with the state of New Jersey over the authority to condemn land (forced land transfers in the interest of American infrastructure). After three years of litigation, the case was decided by the U.S. Supreme Court. The project won and was allowed to move forward — but only temporarily. Within months, the New Jersey Department of Environmental Quality filed another lawsuit, this time under the Clean Water Act. Ultimately, after six years of litigation, PennEast abandoned the project because New Jersey refused to grant the necessary permits to build on the pipeline route.

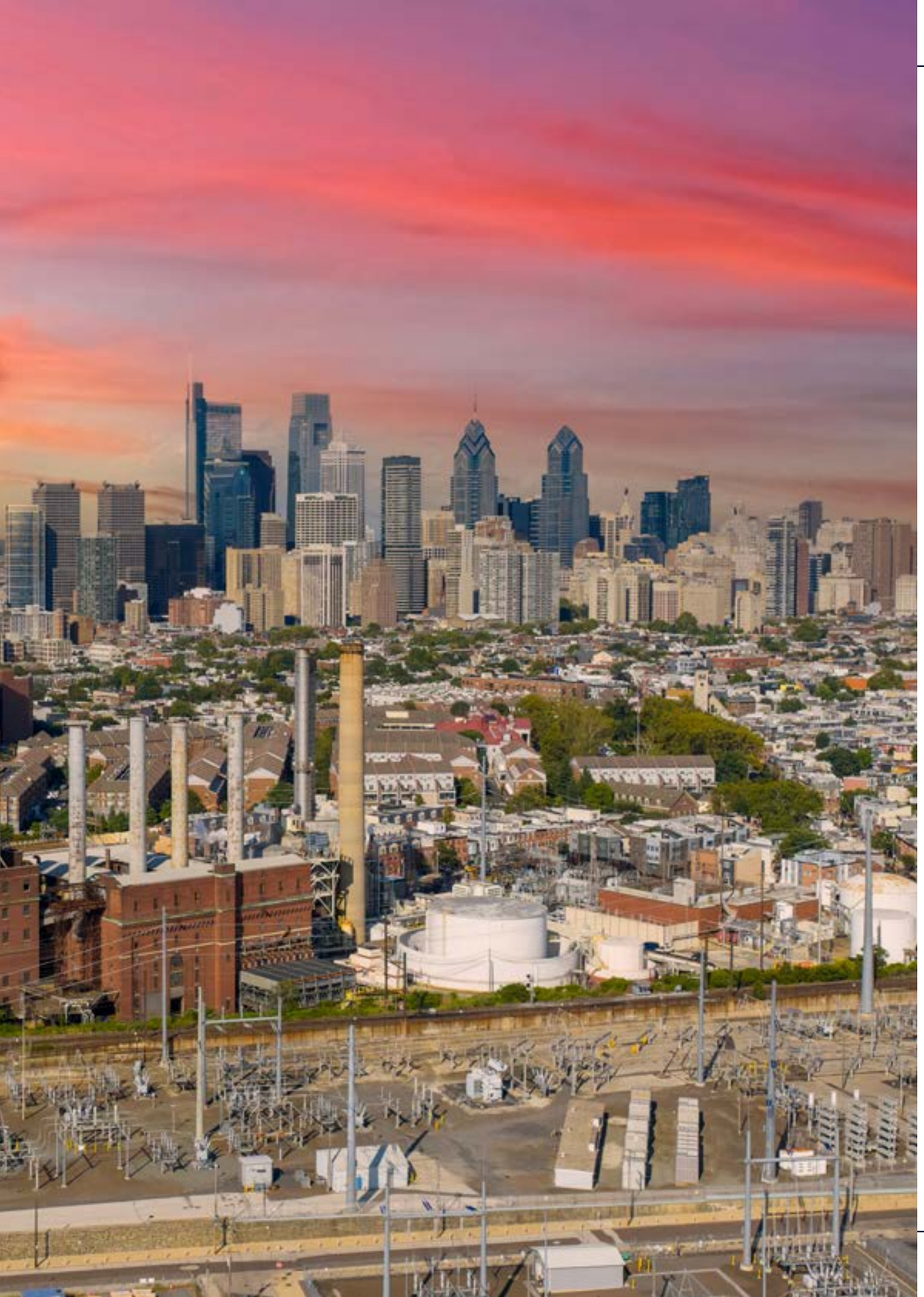
Renovo Power Plant
Started: 2021
Status: Remains Canceled
Renovo Power Plant was a proposed 1,240 MW electricity generating plant to be built on a former railroad yard in the small town of Renovo in rural Clinton County. The power plant was an estimated $800 million project, a significant economic boost that forecasted the creation of at least 700 construction jobs and an additional 30 permanent jobs, and would have generated significant tax revenue for the local community.

This project never came to fruition, as it was bogged down in the incessant permitting process. The developers filed for the necessary permits in 2019 and were granted them in 2021. However, environmental groups filed suit, seeking a revocation of the project's Clean Air Act permit. The ongoing litigation resulted in two years of additional and costly delays, forcing the developer to abandon the project. Ironically, the local community wanted and supported the project. Renovo's mayor advocated for the power plant even after it was abandoned. This instance is a clear example of the disconnect between what local residents want for their communities and weaponized environmental advocacy.

Northern Access 2016 Project
Started: 2015
Status: Canceled
The Northern Access 2016 Project was a proposed $435 million, 96-mile pipeline from Sergeant Township, Pennsylvania, to Elma, New York, which would have delivered at least 350,000 Dth/day of natural gas — nearly 10% of New York state's natural gas consumption in 2021. The project was forecasted to create approximately 1,680 jobs across New York and Pennsylvania, with roughly 420 construction jobs located in Pennsylvania. The project was also predicted to generate roughly $195 million in economic benefits in Pennsylvania.

National Fuel, the project developer, filed its permit applications with FERC in 2015, and gained approval in 2017. Unfortunately, the New York State Department of Environmental Conservation denied the project the necessary state permits, creating a disagreement between federal and state regulators that led to litigation. FERC waived the state's decision-making authority, launching the legal fight. After eight years in regulatory limbo, National Fuel cut its losses and canceled the project, to New Yorkers' detriment.

Northeast Supply Enhancement Project
Started: 2018
Status: In Permitting Process
The Northeast Supply Enhancement project is designed to expand the capacity of the Transcontinental Gas Pipeline (Transco), delivering an additional 400,000 Dth/day of natural gas from a Transco compressor station in York County, Pennsylvania, to New York City — enough to power the daily needs of nearly 2.3 million homes. The project includes 10 miles of pipeline looping facilities, 3.5 miles of onshore looping facilities, 23 miles of offshore looping facilities, the addition of more than 21,000 horsepower at an existing compressor station, and a new 32,000 horsepower compressor station.



The Pennsylvania portion of the project is anticipated to cost $52.1 million. The project is forecasted to generate approximately $1.5 million in state and $2.4 million in local tax revenues per year. The project is forecasted to create nearly 2,000 jobs across Pennsylvania, New York, and New Jersey. Transco filed its permitting applications with FERC in 2018, which were approved in 2019, but New York and New Jersey denied the necessary state permits, leaving the project in limbo. More recently, FERC reissued a certificate to build the project, as the states are relatively more accepting of the development amid increasing energy demand and costs. After nearly six years of unnecessary delays, the project is expected to begin construction at the end of 2025 and operationalize by 2027.

Montour Solar
Started: 2019
Status: Delayed
The Montour Solar Farm was a proposed 100 MW solar facility located in Pennsylvania's Montour and Columbia counties, intended to meet the needs of "more than 55,000 Americans." The $100 million project is forecast to create up to 150 jobs during construction and to inject millions into the local economy.

The project appears to be canceled or pivoting towards a different development, as the project developers Pattern Energy and Talen Energy withdrew their permits for the solar farm. Patten Energy appears to have begun the process of rezoning areas where the Montour Solar project would have been located for what reports indicate would be a data center and an expanded electrical substation to power it. The potential project remains unannounced, but it's clear the developers are attempting to pivot following costly permitting delays.

Constitution Pipeline
Started: 2015
Status: Revived, In Permitting Process
Constitution Pipeline is a proposed 125-mile pipeline project intended to connect the Williams Partners gathering system in Susquehanna County, Pennsylvania, to gas pipeline systems in Schoharie County, New York. The pipeline will add approximately 650,000 Dth/day of pipeline capacity, which is enough natural gas to support the daily needs of 3 million homes. The project is forecasted to create a total of 1,575 construction and "spillover" jobs and increase the state's tax property revenue by 13%.

The original project, prior to its cancellation, faced seven years of permitting and administrative delays, as the first federal applications were filed in 2013 and the project was canceled in 2020. The New York State Department of Environmental Conservation failed to act several times during the permitting process, forcing the project developers to resubmit their applications twice before finally receiving a formal denial. Fortunately, the project is on track to be revived, and amidst increasing energy prices and demands, state leaders such as New York Gov. Kathy Hochul are much more open to pipeline development compared to leaders in the last decade. The project is expected to become operational in 2028.

West Virginia

Source: EIA

West Virginia had five key energy projects that would most likely be operational if not for the overburdensome permitting process. Unfortunately, one of these projects was canceled because of delays during the permitting process. The other projects are either under construction or still mired in the administrative process; however, it will still take time to construct these energy projects — time that Americans can ill afford.

Based on available data, these developments/investments were projected to create at least 18,000 jobs and create an estimated $2.6 billion in economic benefits for the state. The failure to get all three projects operational cost the state jobs, revenue, and affordable energy in a time when energy is so desperately needed. The failure to develop these projects in a reasonable timeframe makes it harder to power the future and deliver affordable energy to residents, which only makes the American dream harder to achieve.

Mountain Valley Pipeline
Started: 2015
Status: Completed
The Mountain Valley Pipeline is an operational 303-mile natural gas pipeline from Wetzel County, West Virginia to Southern Virginia. The project faced a long list of federal permitting requirements and related permit litigation which put the project in peril, until Congress overruled regulators and cleared remaining regulatory hurdles. Prior to Congressional involvement, the project was mired in regulatory purgatory for at least eight years, leading project developers to threaten to halt the construction several times — even though the pipeline construction had been 90 percent complete for over three years. The project was projected to create 3,700 construction jobs in West Virginia and 2,100 construction jobs in Virginia and forecasted to generate $82 million in state and local tax revenue in West Virginia and $49 million in Virginia; post-completion job data is currently unavailable.

MVP filed its application with FERC in 2015 and was granted partial approval in 2018. Over the next two years, the pipeline was tied up in legal battles. Finally, two months before the pipeline was to be put into service, FERC ordered all work on the project to stop, but granted a two-year extension of the 2020 interstate pipeline permit, allowing construction to continue. However, a federal appeals court halted the project in 2023, and it took a U.S. Supreme Court decision to clear the final barriers to the project's completion. In 2023, as part of the Fiscal Responsibility Act negotiations, a provision of the bill exempted MPV from further agency reviews and permit-related litigation. MVP became operational in June 2024.

Atlantic Coast Pipeline
Status: 2015
Status: Canceled
The Atlantic Coast Pipeline was a proposed 600-mile natural gas pipeline linking production from northern West Virginia's Marcellus Shale to North Carolina. The pipeline was a joint venture between Dominion Energy and Duke Energy that would have supported 17,240 jobs during its construction, 2,200 jobs once in operation, and generated $4.2 million in annual local tax revenue. The Atlantic Coast Pipeline had an initial estimated cost of $5.1 billion, but due to legal challenges, the projected cost increased significantly to $8 billion. This unexpected $3 billion price tag from permitting delays and lawsuits led to the project's cancellation in July 2020, one month after the Supreme Court restored the pipeline's permits, which had erroneously been put on hold by a lower court.

The Atlantic Coast Pipeline formally filed an application with the FERC in September 2015, which approved it in 2017, with plans to commence construction in late 2017 and begin transporting gas in late 2019. Soon after breaking ground, however, the project began to face major setbacks. In late 2018, the U.S. Army Corps of Engineers suspended the project's authorization to cross hundreds of waterways and wetlands. Shortly thereafter, a federal Court of Appeals vacated two key permits, one issued by the U.S. Fish and Wildlife Service and another by the National Park Service, indefinitely halting all further construction. Despite a Supreme Court ruling overturning the suspension of one of eight permits, Dominion Energy abandoned the Atlantic Coast Pipeline in 2020, attributing the pipeline's demise to "ongoing delays and increasing cost uncertainty which threaten the economic viability of the project."

Wolf Summit Energy
Started: 2017
Status: Under Construction
The second iteration of the Harrison County Power Plant, dubbed the Wolf Summit Energy project, is a proposed 578-megawatt gas-fired combined-cycle power plant located on an abandoned coal mining site in Harrison County. Wolf Summit Energy, a subsidiary of General Electric, revived the $615 million project after Energy Solutions Consortium withdrew in 2021 due to elongated permitting approval issues. The plant is projected to create 400 construction jobs and 30 full-time plant operation jobs. It is also estimated to generate $20 million in annual tax revenue for Harrison County.

ESC originally submitted its application to the West Virginia Public Service Commission in 2017, and construction was projected to be completed by 2022. Unfortunately, the Ohio Valley Jobs Alliance filed suit against the development in 2018, seeking to force the West Virginia Air Quality Board to revoke the project's permit. The legal costs, coupled with the economic downturn following the beginning of the Covid pandemic, forced ESC to drop the project. Fortunately, the construction process has begun and the plant is expected to be operational by the end of 2027.

CPV Shay Energy Center
Started: 2022
Status: In the Permitting Process
The CPV Shay Energy Center is a proposed 1,800 MW natural gas combined-cycle power generation facility with the capability to utilize carbon capture technology and storage, designated to be located in Doddridge County. The $3 billion project will be

regulated by the West Virginia Public Service Commission and is expected to create 2,000 construction jobs and up to 60 permanent jobs. When operational, the energy center is projected to generate $169 million in annual tax revenue for the county and is expected to produce enough electricity to power nearly 1.8 million homes. The project aims to begin construction in 2027 and become operational by 2031.

The energy center was announced in 2022; project developers praised the Inflation Reduction Act's tax credits as a key factor behind the commencement of the energy development, as developers faced difficulties in securing enough investors to support the project. The West Virginia Public Service Commission approved the siting permit for the energy center in April 2024. However, delays stemming from the development of the carbon capture technology and the shifting landscape around IRA tax credits have pushed the construction date back from 2025 to 2027.

Ohio Valley Connector Expansion Project (West Virginia Portion)
Started: 2022
Status: Complete
The Ohio Valley Connector Expansion Project is a pipeline that provides 350,000 Dth/day of natural gas based on project specifications. The project is a $161 million effort with facilities in Ohio, Pennsylvania, and West Virginia.

The developers filed the project application with FERC in January 2022, with plans to begin construction in 2023. Unfortunately, yet unsurprisingly, FERC issued a Final Environmental Impact Statement in January 2023, but delayed formal approval of the project until June 2023, and did not grant a notice to proceed until July 2023. The delays pushed the operation start date into 2025, preventing the flow of necessary fuel to the state.

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