

### Sale of Property

A surveyor's property report identifies any encroachment on easements and may hinder the sale of property or alter the terms of sale.

### Letter of Compliance

A letter of compliance from a municipality is almost always required during the course of the sale of the real property.

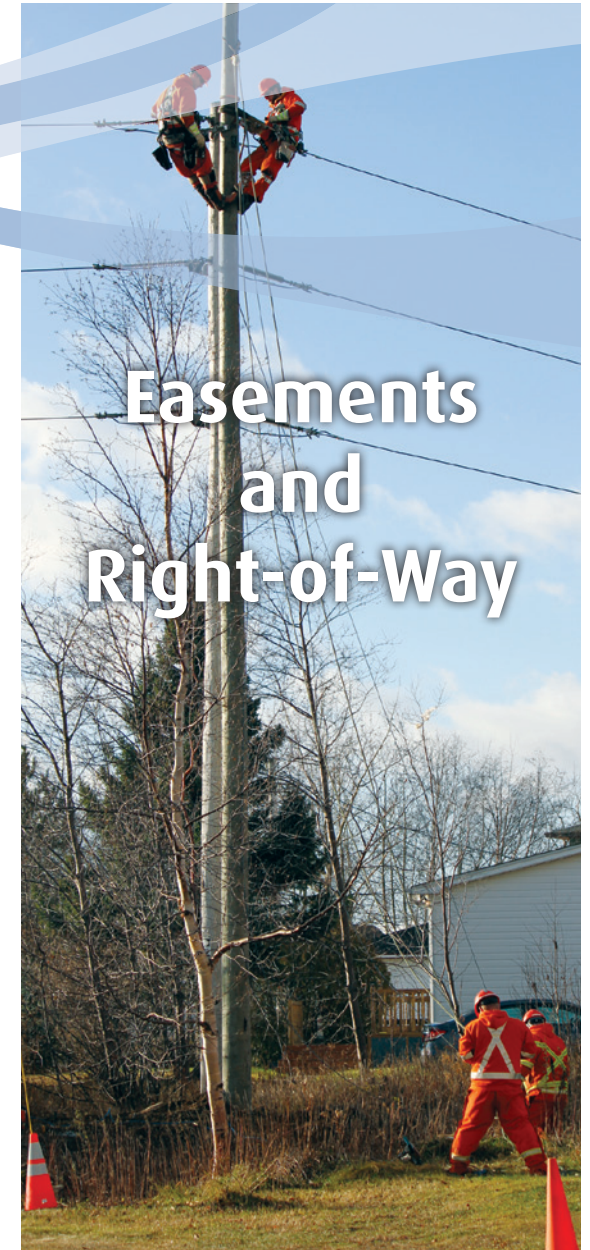
A clear letter of compliance may not be granted to a property owner if there is an encroachment on a Hydro easement, thereby causing problems during closing of the transaction for the vendor.

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# Easements and Right-of-Way



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## What is an Easement?

An easement or right-of-way is an agreement that gives an individual, company or municipality the right to use a landowner's property.

Newfoundland and Labrador Hydro (Hydro) easements are the strips of land found directly underneath and to each side of the line or structure and provide access to the line. The easement restricts activities that would obstruct access or cause safety concerns. The width of an easement is dependent on the voltage and configuration of the power line or structure. Easements also exist for underground power lines.

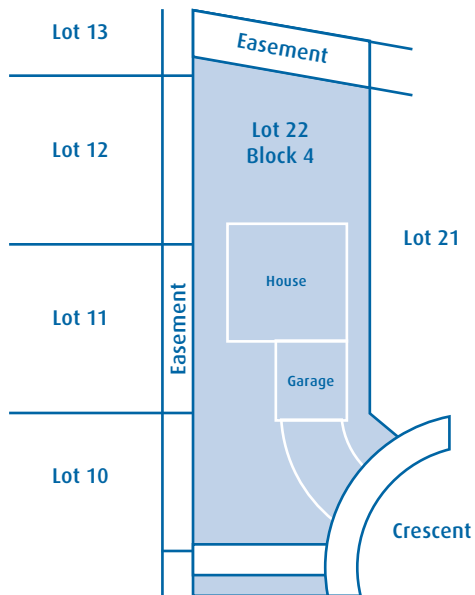


Figure: Easements bordering residential property.

## Why are Easements Required?

They are necessary for the construction, maintenance and operation of power lines. Easements must be clear of accessory buildings, such as sheds or garages, and trees in order to provide safe, reliable electrical service.

Line crews require access over an easement if a power outage occurs to repair or install new equipment and to undertake service. If obstacles are encountered that impede access, this could affect our ability to restore power or effect service in a safe and timely manner.

## What are the Dimensions of an Easement?

Typically, an easement is 3.0 metres to 15 metres for residential power lines, but are wider for high voltage lines or structures.

## What Restrictions Apply?

Building a structure on an easement is strictly prohibited. It is the responsibility of the property owner to be aware of any easements that may restrict land use. Permission will not be granted to construct any permanent structure on an easement.

## What is an Easement Encroachment?

An easement encroachment occurs when a structure is illegally built on an easement. Encroachments create safety concerns for both our employees and the general public because of the close proximity to high voltage power lines.

It is essential that property owners acquire a construction permit from the municipality if one exists and that the instructions outlined in the permit are followed to ensure construction takes place away from utility easements.

## Accessibility Rights

Hydro reserves the right to request that a property owner remove, at their cost, sheds, garages or accessory buildings that are built on an easement.

If access to electrical equipment is obstructed because a building is on a Hydro easement, Hydro reserves the right to move the accessory building at the owner's cost and is not responsible for reinstatement or any damage that may occur.

If Hydro's infrastructure is damaged or an employee is injured because of an obstruction on an easement, the property owner will be held responsible for all damage and costs.

