WATER AND SANITARY SEWER EASEMENT INFORMATION
FAQ’s

1) What is an easement?
An easement is the right provided to a person or entity to use someone else’s property. The property owner usually transfers this right while retaining ownership through execution of an easement document.

2) What is a permanent easement?
A permanent easement is a right granted by an underlying property owner that entitles its holder to a specific use of the property in perpetuity.

3) What is a temporary easement?
A temporary easement is a right granted for a specific period of time and once it expires, the rights granted return to the property owner. Temporary easements may be used for stockpiling dirt, the maneuvering of equipment, or storage of materials.

4) Does an easement devalue my property?
Typically, easements have minimal impact on property value.

5) Will my property be restored to its previous condition?
Your property will be restored to its previous condition (or as close as possible) excluding mature trees.

DEFINITIONS OF EASEMENTS

Permanent Easements are normally 20 feet wide and are required for ongoing inspection and maintenance. The underlying property owner’s rights to use a permanent easement are somewhat restricted, although non-structural improvements such as walkways, driveways, and fencing are generally allowable, as are some types of shallow rooted landscaping. The Authority may access a permanent easement for maintenance purposes.

Temporary Easements Vary in size, however, most are 40 to 60 feet wide and are frequently required for construction of pipelines or other facilities that may lie in permanent easements.

TYPES OF EASEMENTS

Water Easements contain pipelines that carry potable water and are generally constructed within the right-of-way of the roads. Work in the right-of-way does not require an easement from the adjacent property owner, and the contractor does not have the right to enter private property.

It may be necessary to obtain a permanent easement as well as a temporary construction easement in unusual cases. It may not be possible to construct required water lines within an existing right-of-way. In some instances, installation of a water line within a right-of-way may require a temporary easement on private property for construction equipment access, or other purpose.

Water lines are generally only four to five feet deep and do not have to follow existing contours. Permanent and temporary water line easements are otherwise similar to sewer easements.

Sanitary Sewer Easements are needed for the installation of sewer pipelines and their ongoing maintenance. Sewer construction usually involves both permanent and temporary construction easements.

Force Main Easements are used for installation of a pipe that carries sewage from a pumping station to its destination which may be a treatment plant or a higher point in the sewerage system. Force main construction usually involves both permanent and temporary construction easements.

Easement Restrictions:
• Any permanent structure or object that would prevent or hinder access to sewer line in the event of an emergency.
• Any structure or object that would prevent or hinder repair and/or long-term operation of sewer line.

Examples:
Buildings
Lakes/Ponds
Detention/Sediment Ponds
Foundations and Footings
Swimming Pools
Retaining Walls
Permanent Dumpster Pads
Trees
Gazebos

Non-restricted Items:
*Any temporary structure or object that would not prevent or hinder access, repair, or long-term operation of sewer line.

Examples:
Driveways
Parking Lots
Fence w/Access Gates at Easement Locations

Property Owner should consult with HCWSA prior to construction of any structure(s) or object(s) that may be in question.