



## A Property Owner's Guide to Easements for Utility System Improvements

You have our guarantee that we will:

- Work with you in good faith and in an ethical manner
- Compensate you fairly for PUD's use of your property
- Partner with you to determine the best placement of our facilities on your property

You'll have a PUD Right-of-Way Agent to work with you throughout the process. Steps generally include:

- PUD provides an easement offer package to you
- You review the easement package
- You sign our easement document(s) in presence of a notary public
- PUD pays you for the easement
- PUD records the easement document(s) with the County
- PUD provides a copy of the easement document(s) to you

For questions, email [easementinfo@snopud.com](mailto:easementinfo@snopud.com), or call PUD Customer Service at 425-783-1000 (M-F, 8 AM to 5:30 PM, toll-free outside Everett local calling area at 1-877-783-1000) and ask to speak with a Right-of-Way agent in Real Estate Services.

### Frequently Asked Questions About Easements

It takes thousands of miles of wires, and hundreds of miles of pipes to carry electricity and water to the homes and businesses served by Snohomish County PUD. Many of these facilities are located within public rights-of-way, such as roads. Some need to be installed on private property. This guide addresses some of the frequently asked questions about easements for property owners.

#### What is an easement?

An easement is a right held by one property owner or entity to use the land of another owner for a limited purpose. An easement holder has an interest in the property for the specified use but does not own the land. Easements are perpetual and are commonly granted for uses such as access, utilities and trails.

#### Why does the PUD need easements?

When little or no room exists within public rights-of-way, the PUD may locate electric facilities on private property. An easement secures the PUD's long-term ability to access the property, operate our facilities, manage vegetation and make future system improvements to keep power flowing to our customers.

#### How will the PUD use my property?

The PUD will place facilities on or near your property. From time to time, our crews may access our facilities or manage vegetation on or from your property. PUD will take reasonable steps to minimize interference with your enjoyment of your property and we will take care to restore any disturbance caused by our access.

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### **What restrictions are placed on my property by signing an easement?**

Generally, you may make any use of your property that does not interfere with safe operation and maintenance of the PUD's facilities, access or safe use of the easement area. The PUD's easements restrict structures and some vegetation from being located within the easement area. You can contact a PUD Right-of-Way Agent to learn more about what is and is not allowable within the easement area.

### **Will I be paid?**

The PUD will compensate you for use of your property in exchange for granting an easement to the PUD. Our offer to you will be based on the fair market value of your property and the nature of our use.

### **What happens if I say no?**

The PUD's system improvements serve the common good by meeting the public need for safe, affordable and reliable energy. In rare instances where a property owner will not grant an easement and there is no viable alternative, the PUD may use its condemnation authority. Condemnation allows a court to grant PUD the rights we are seeking and determine fair compensation owed by the PUD to the property owner.