

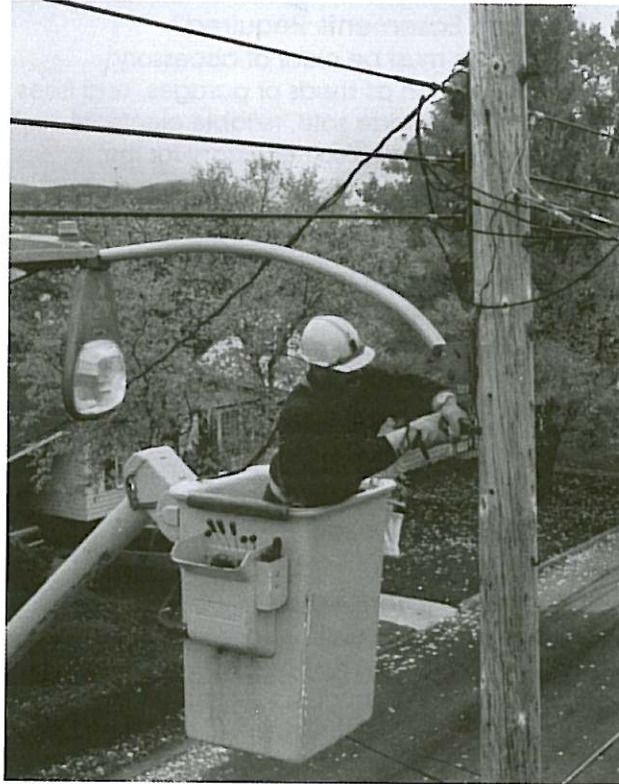
### Sale of Property

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

### Letter of Compliance

A Letter of Compliance may not be granted to a property owner if there is an encroachment on the easement.

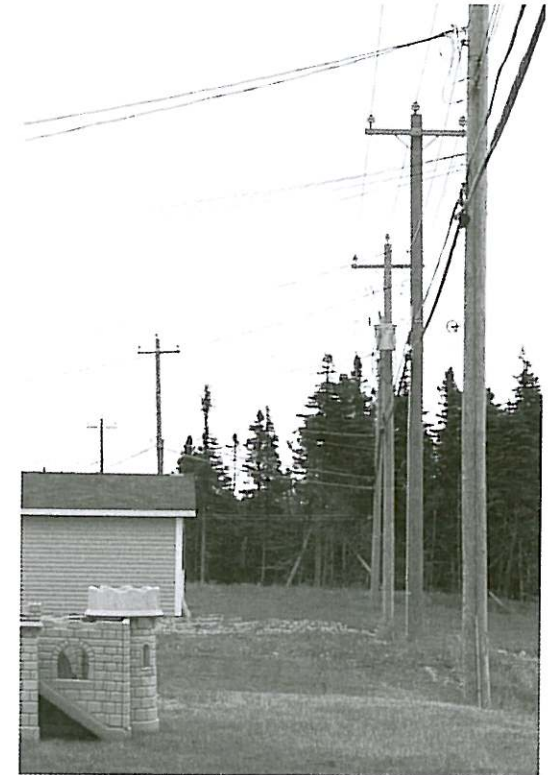
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## Easements and Right-of-Way



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# Easements and Right-of-Way

## What is an Easement?

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

With respect to Newfoundland Power, an easement is a strip of land found directly beneath power lines that provides access to the line and 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. Easements also exist for underground power lines.

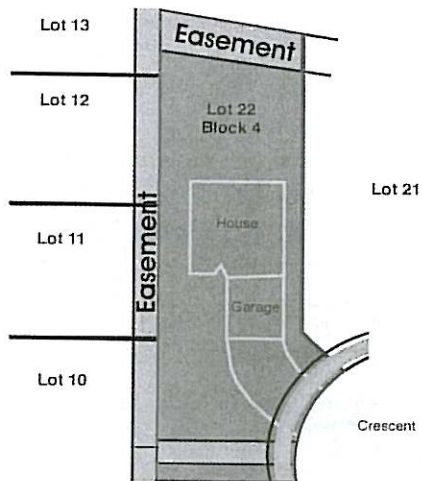


Figure: Easements bordering residential property.

## Why are Easements Required?

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

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

## What are the Dimensions of an Easement?

Typically, an easement is 3.0 metres to 7.4 metres for residential power lines.

## 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 and that the instructions outlined in the permit are followed to ensure construction takes place away from utility easements.

## Accessibility Rights

Newfoundland Power 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, Newfoundland Power reserves the right to move the accessory building and is not responsible for any damage that may occur.

If Newfoundland Power'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.

