



Partnering with you to obtain easements

Maintaining the reliability and resiliency of our energy system

Why does PSE need easements?

It takes thousands of miles of wires and pipes to provide electric and natural gas service to the homes and businesses served by PSE. Many of these facilities are located within public rights-of-way, such as roads. If energy infrastructure needs to be located on private property, we partner with property owners to obtain an easement.

An easement secures our ability to access the property, operate our facilities, manage vegetation and make future system improvements to keep power and natural gas flowing to our customers. There are many different types of easements including permanent operating rights (for poles and wires), vegetation management, access, and temporary construction easements that are tailored to each project.

What is an easement?

An easement is a right to use land owned by someone else for a limited purpose. It is recorded with the County Auditor's office and typically documented in a property's title report.

What is the process for obtaining easements?

See below for the general process you can expect as a property owner.

1. Invite	You will receive an invitation to a public meeting if PSE has determined that easement rights are required on your property for an upcoming project.
2. Public meeting	The purpose of the public meeting is to discuss the need for the project, the easement acquisition process, and to answer any general questions about the project.
3. Contact	Right of Way Agents representing PSE will send offers for necessary property rights via mail in the weeks following the public meeting. The offer letter will include specific information about the type of easement required, compensation offered and contact information for the Right of Way Agent working on the project in your area.
4. Review	You have an opportunity to review the easement package provided and discuss it with a Right of Way Agent. Pursuant to RCW 8.25.020, you are also entitled to reimbursement of reasonable legal and/or professional review fees (not to exceed \$750 per parcel) when evaluating PSE's offer.
5. Payment and recording	Once your documents are signed, PSE will pay you for the easement and record the necessary documents with the County recording office. A copy will also be provided to you.

What can I expect from PSE?

- PSE will work with you in good faith and in an ethical manner.
- Right of Way agents will work diligently to answer your questions and explain our offer of just compensation.
- PSE's intent is to reach an agreement for the voluntary acquisition of the necessary easement. In rare instances where a property owner will not grant an easement, PSE may use its condemnation authority. Condemnation allows a court to grant PSE the rights it needs and determine the amount of just compensation payable to the property owner.

What happens after easements are obtained?

Once PSE has the necessary easements, there is still work to do. Before we can begin construction, PSE must obtain any necessary permits for the project. In some jurisdictions, easement acquisition must be completed prior to submitting permit applications and some time may pass before the easement is utilized. PSE will continue to keep you informed of project developments along the way.

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

Common types of easements for energy facilities

Utility easement: Rights to access, install, maintain, upgrade and repair utility lines and related facilities (overhead or underground).

Vegetation management easement: Rights to cut and remove vegetation that could interfere with utility facilities.

Access easement: Right to access a property for a specific purpose.

Temporary construction easement: Right to use the property for construction purposes, including the accommodation of construction equipment and materials.

Temporary restoration easement: Right to use the property to establish and maintain vegetation as required by applicable permits.