



# Easements: A guide for property owners

This guide is designed to assist you, as a property owner, through the process of working with PGE to extend electric service to new or existing facilities, developments or operations. Before we can install electrical equipment or facilities on or across a piece of property, the proper land rights must be secured. While we can assist you in this process, it is ultimately your responsibility to secure the necessary easements. This guide provides some helpful tips to make your project a success.

## **What is an easement?**

Through an easement, landowners give PGE the legal right to install electric facilities to access those facilities and to maintain and upgrade them in the future. When you, as the requestor of service, obtain the easement, it needs to be in PGE's name for us to be able to construct the needed facilities or equipment.

## **When is an easement needed?**

An easement is required when an electric power line crosses private property. We use our standard legal easement form that contains the rights needed for us to install, use and maintain our electric systems. A written easement may be required from you or the neighboring properties where the lines cross. If a written easement is not required from you at the time you request service, PGE's easement is implied. However, we may need a written easement in the future.

## **What do I need to do first?**

Call our Service Coordination team at 503-323-6700 or visit [portlandgeneral.com/construction](https://portlandgeneral.com/construction) to learn more. Once we connect you to the right team for your specific project, you will meet with your project manager(s) and determine a route for the electric service you're requesting. The route will depend on several factors, including terrain, location of other structures, existing easements or ability to acquire new ones, the voltage of your requested electric service and future plans for the property.

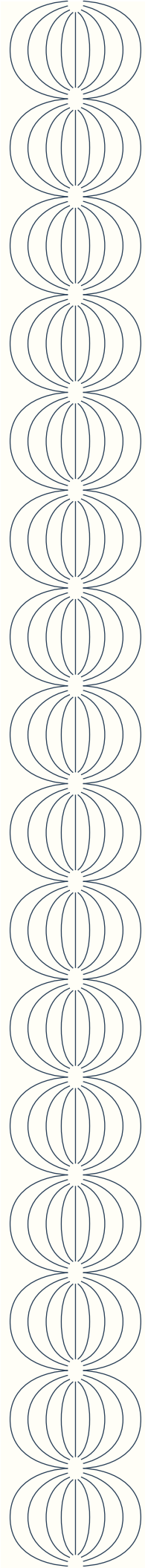
## **When should the easement process begin and how long does it take?**

All easements must be in place before we're able to start construction. Easements can be prepared as soon as you and your PGE project manager have determined the route. Often, obtaining land rights can be a lengthy and complex process, especially when the prospective grantors of an easement want the easement reviewed by an attorney or request a change in the placement of electric equipment. Securing an easement can take anywhere from a few weeks to a few months. Acquiring easements is a critical step in establishing or extending electric service. We're here to help along the way.

## **What do I need to provide?**

Once the electric service line route has been established, the Property Services specialist assigned to your project will locate a copy of the last deed of record for every parcel of land your electric service will cross. Based on this information, we will then prepare and provide you with the appropriate easement documentation, capturing the area(s) of land the electric line will cross.





## **What happens if there are existing electrical facilities located on or crossing a piece of property that I'm interested in developing or purchasing that may require removal or relocation?**

Contact our Service Coordination team at 503-323-6700 as early as possible to identify relocation or removal costs and options for the parcel. As a developer or potential purchaser, doing your due diligence is critical. These items can be costly, cause significant delays or stop a project completely.

## **Do I need a land survey to acquire an easement or have an existing electric line extended?**

If the electric line crosses a neighboring property, we may require a land survey. In addition, we may require you to survey your property. If a survey is needed, you will be responsible for having the survey performed by a licensed and bonded surveyor and the associated costs.

## **What happens after I provide the required information?**

Your assigned Property Services specialist will prepare the easement documentation. As the requestor of service, you will have to ensure that all easements are signed and notarized by all landowners. Once the easement is signed and notarized, we will ensure that the easement meets recording requirements and then record it with the appropriate County Clerk's office. You will be responsible for negotiations with the neighboring property owner and any compensation or cost related to acquiring an easement.

## **What if changes to the easement document are requested?**

If property owners or their attorneys request changes to the language of the easement document, our Property Services and Legal teams will need to approve the requested changes and a finalized agreed upon document must be recorded before construction can begin. Make sure to allow extra time for the review of any changes.

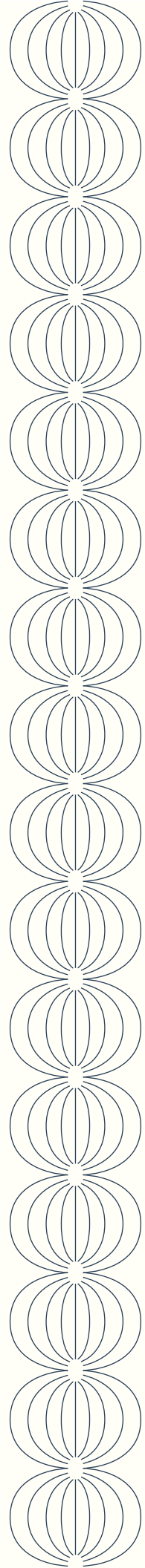
## **What happens if a landowner won't agree to sign an easement?**

We cannot extend an electric line across the property of a landowner who does not consent to the easement. If you're unable to obtain an easement from one of your neighbors, contact your PGE project manager to explore whether a different line extension route is possible.

## **A quick checklist for securing easements:**

- Work with your local PGE project manager to select a route for the electric service to be extended to your structure, new or potential development or operation.
- Once a route is established, your PGE Property Services specialist will locate a copy of the last deed of record for all parcels of land your electric service line will cross.
- The Property Services specialist will prepare and provide you with the appropriate easement documents for all parcels of land the electric service line will cross.
- Obtain signatures from the property owners for all required easements and have the easements notarized. You're responsible for any negotiation or monetary exchange for the easement.



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- Provide the original easement, signed and notarized, to PGE.
  - PGE will record the easement documents.
  - Once the easement is signed, received and recorded and all line extension requirements are met, construction can begin.

For questions or more information about line extensions, easements and our process, please contact us at [propertyservices@pgn.com](mailto:propertyservices@pgn.com).

