



CITY OF FAIR OAKS RANCH

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EASEMENTS MADE EASY

Do you have any easements on your property?

Essentially, all buildable lots within the City of Fair Oaks Ranch have easements of some type.

What is an easement?

An easement is a legal right to use another's land for a specific limited purpose. In other words, when someone is granted an easement, the party or entity is granted the legal right to use the property, but the legal title to the land itself remains with the owner of the land. Most commonly, easements are granted to utility companies to run and maintain power lines, cable lines, sewer, water or natural gas for example. An easement may also be established to protect natural drainage, significant karst features or water wells.

Why do I need to know about my easements?

The legal parameters associated with easements typically involve providing and maintaining access to said easements. Obstructions such as buildings, pools, raised gardens, tree houses, children's play structures, tree plantings and walls or fences without access gates are all examples of conditions which would violate the terms of an easement. It is therefore important to identify all easements, their location and type, prior to building.

How do I know where my easements are and what type?

Easements should be delineated on your survey. You can also examine a copy of the plat for your subdivision which should be recorded with the County in which you live. Part of the plan review process when obtaining a permit with the City includes an easement check conducted by the Building Department. Should you have questions concerning your easements, you may contact the City Building Department.