

What can you place over an easement?

Union County Public Works

Union County
Government

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Water & Sewer Easement Awareness

Acceptable

It is **OK** to have a temporary structure or object on an easement, as long as it does not prevent or hinder its access and may be easily moved and relocated.

Examples of acceptable items:

- Movable play set
- Movable dog house
- Outdoor furniture
- Trampoline



Union County Public Works (UCPW) provides water supply, wastewater treatment, solid waste management and facilities management services to the unincorporated areas and many of the incorporated areas of Union County. UCPW is the water and wastewater utility service provider to all of the municipalities in Union County with the exception of Monroe, Marshville, and Wingate.



Not Acceptable

It is **not OK** to build or place any structure over an easement if it prevents or hinders its access and is not easily moved and relocated.

Examples of unacceptable items:

- Lakes and ponds
- Trees
- Foundations
- Irrigation
- Gazebos
- Fences
- Retaining walls
- Swimming pools

Union County
Department of Public Works
500 North Main Street, Suite #600
(704) 296-4210

Water & Sewer Easement Awareness



What is an easement?

An easement is the right to make some use of land owned by another without taking a part thereof. In the case of our water and sewer system, the easement gives the County the right to access it in order to inspect, maintain, repair, or replace its infrastructure.

When you have an easement crossing your property, it is important that access by the County is not restricted. The County must be able to reach the infrastructure for routine maintenance and repairs.

There are several types of obstructions that could prevent the County from accessing the sewer and water infrastructure in the easement area. They include, but are not limited to, fences, swing sets, swimming pools, sheds, home additions, garages, tennis courts and trees.

If you have any questions or concerns about an easement on your property, or would like additional information, please call the Operations Team of Union County Public Works at (704) 289-1434.

Frequently Asked Questions

How do I know if there is an easement on my property?

You can check the records you received when you purchased your property to identify any easements. You may also check your property's records in the Union County Register of Deeds.

Why do easements need to be clear and free of obstructions?

Trees, brush, fences, structures and any other obstructions can hinder Union County Public Works from maintaining, repairing, inspecting or replacing the water and sewer infrastructure.

Accessible easements allow Union County Public Works to save valuable time in responding to emergencies, such as sanitary sewer overflows. This reduces further damage from occurring to the system and the environment. This accessibility is required by the North Carolina Department of the Environmental Quality.

What do I do if there is an easement obstruction on my property?

Call Union County Public Works to discuss options.

Why do we need easements?

Water and sewer easements allow Union County Public Works to safely and easily access the utility system infrastructure. The easements allow UCPW to mow, maintain, repair, inspect and make replacements as necessary. Performing these tasks is extremely important to the growth and safety of Union County.

Are fences allowed on easements?

No, fences on an easement can affect Public Works' access, especially during an emergency and may be damaged during the work. Union County Public Works will not be responsible for any obstruction damaged on an easement.

Where are sewer easements located?

A sewer easement usually goes along the rear or side boundary of two properties. They are typically 30 feet wide. Pipes, manholes and meters are commonly located in the approximate center of an easement, however easements may be located elsewhere.