



Utility Easements

WHAT IS A UTILITY EASEMENT?

A Utility Easement is a legal right that is granted to a person or entity (county, city, corporation) to allow for the construction, maintenance, repair, and replacement of utilities located on private property. Easements held by the Forsyth County Water and Sewer Department are typically for the installation, maintenance, and repair of sewer lines.



SEWER EASEMENTS

Sewer easement areas typically contain pipelines and associated structures that transport sewage. Forsyth County performs routine inspections and maintenance of these pipelines to help prevent sewer spills or damage to the sewer infrastructure.

WHY MUST EASEMENT AREAS BE KEPT CLEAR?

Easement areas must be kept clear of vegetation and obstructions to allow for access by county staff with specialized equipment to maintain, repair, and clean the pipelines. Restricting access will affect the Forsyth County Water and Sewer Department's ability to provide necessary maintenance or emergency repairs.

The department has adopted a policy of keeping the county's easement areas clear of vegetation (other than grass or wildflower seed mixes) for access purposes.





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EASEMENTS AND ENCROACHMENT

While Forsyth County holds an easement on your property, the property is still yours to use and maintain. However, the use must not interfere with or prevent the County's use or access of the easement. Most easements have **restrictions** on the following:

- Buildings
- Structures
- Trees
- Bushes/Shrubs
- Walls
- Fences
- Water Features
- Pet Enclosures

Having the items listed above within an easement is an ENCROACHMENT and the items may be subject to removal.

Please refer to your Utility Easement Agreement to review all restrictions. When you purchased your property, you should have received a copy of the Utility Easement Agreement with your title report.



Example of Encroachment



Example of Encroachment

In most cases, Forsyth County has the right, but not the obligation, to remove vegetation and any other obstructions that interfere with the use of the easement. The County may require the owner to remove or relocate encroachments at the owners' expense.

The County is not responsible for the replacement of, or compensating for, any items encroaching within the easement.