



Gulf Power transmission lines

Gulf Power maintains 1,600 miles of transmission lines, enabling us to provide our 465,000 customers with reliable, affordable electric service.



Transmission lines carry large amounts of electricity over great distances — allowing for a reliable interconnected regional and nationwide power grid.

Federal regulations put stringent standards governing the rights-of-way property easements, but there still are many options for property owners to safely and beneficially use these easements.

Why does Gulf Power need easements?

Easements are a legal interest in real property that is normally purchased. They are defined as, “an interest in land owned by another person, consisting of the right to use or control the land, or an area above or below it, for a specific limited purpose.” Easements give Gulf Power the right to use the property within the easement to build and maintain transmission equipment such as towers, poles, lines, guys, anchors and all communication lines necessary.

Easements give Gulf Power the right to enter and leave the transmission line area.

Note: Most easements are perpetual in duration. As such, when property is sold and conveyed to another owner, the easements remain in effect and are binding on the new owner.

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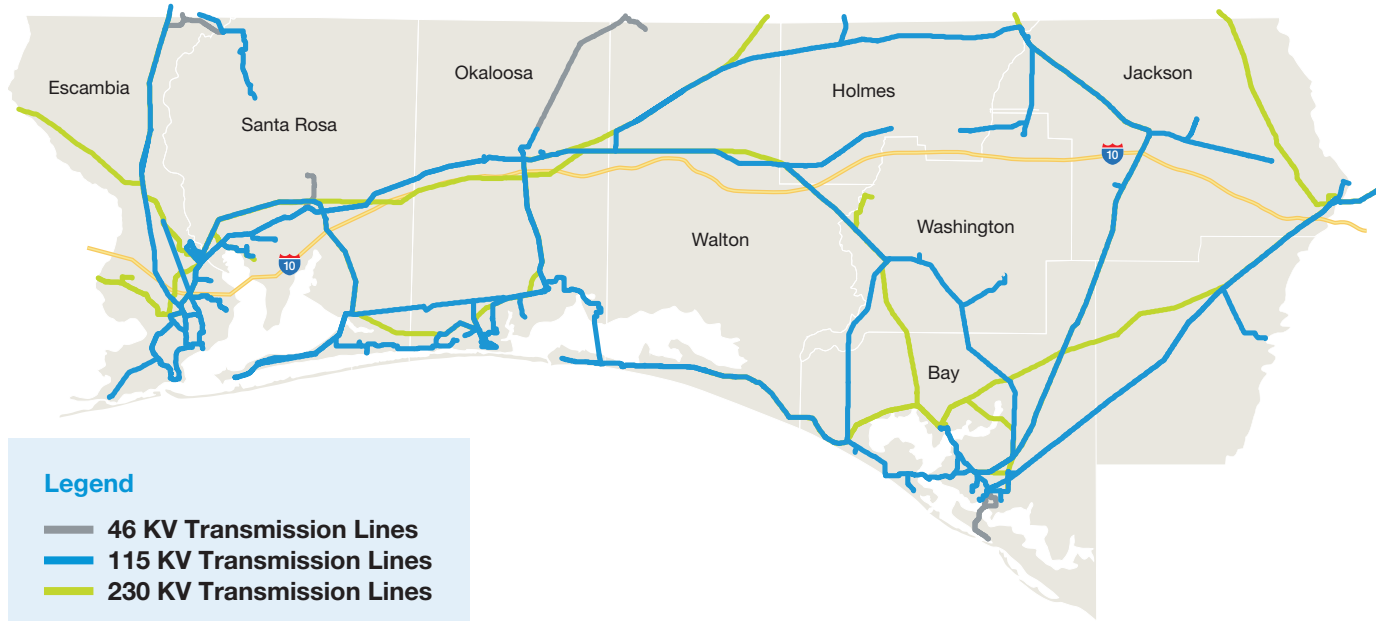
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» For additional information go to **GulfPower.com** and click on Community – Trees and Rights-of-Way



Gulf Power Transmission System



Legend

- 46 KV Transmission Lines
- 115 KV Transmission Lines
- 230 KV Transmission Lines

Purchasing property where transmission lines cross:

Buyers should inspect property before purchasing to determine whether electric transmission line easements affect the property. While easements can have a significant impact on the planned property use, in many cases it allows compatible uses.

Buyers should ask the seller or the closing attorney about the presence of easements. Many title searches in our area are limited to the past 30-40 years. However, many transmission line easements were granted 75-100 years ago.

Please note that easements remain valid even if they are not shown on the title report.

You can also contact a member of Gulf Power’s Land Department to review applicable easement document(s) covering your property.

Note: Regulations state that an encroachment is anything on the easement that is not specified within the easement document. However, some encroachments are acceptable and do not impede the easement use, while others are not allowed at all.

Property owners with transmission R.O.W. crossings

Transmission line easements give Gulf Power the right to limit, and at times, require the removal of an encroachment at the owner’s expense from the transmission line easements. It is best to contact a member of Gulf Power’s Land Department to discuss the compatible uses of the electric transmission line easements.

Allowable – no encroachment agreement required:

- » Agricultural grazing and farm use.
- » Residential lawns.
- » Pasture fencing which must have a minimum 16-foot drive-through access gate.
- » Hunting food plots.

What is a consent agreement?

It is a legal document that specifies conditions for allowable encroachments. These documents provide acknowledgment of easements and legal protection for both parties. NOTE: There is a charge for this agreement, so please call one of the Real Estate representatives to get a price.

Building a home, developing a neighborhood?

Please notify a member of Gulf Power’s Land Department prior to beginning your project so we can review your site plans. Any potential issues can be addressed before an investment has been made.

My encroachment is not listed as allowable?

What are my options?

If your encroachment is not listed as allowable, please call one of the Gulf Power Land Department team members to discuss your options.