

Keep Easements Safe and Free From Obstructions

Access to designated land assists Florida Power & Light Company in delivering reliable power.



Florida Power & Light Company (FPL) is dedicated to delivering more than 99.98 percent electric service reliability and plans years in advance, anticipating growth within its 35-county service area. We ensure that the necessary pathways exist for tens of thousands of miles of power lines to carry electricity to customers at the lowest cost. To do this, FPL obtains easements on private and public lands for its equipment and facilities, including transmission poles and lines that carry high-voltage electricity.

What is an easement?

An easement is a legal right to do something on another person's land. Easements provide FPL and other utilities a legal right to access public or private land for specific purposes such as:

- » the construction and installation of power lines, poles and other equipment
- » the right to access the property for purposes of maintaining, repairing, replacing or changing power lines and equipment
- » the right to enter the property to remove any obstructions and trim trees or other vegetation within the easement area that might interfere with operating or accessing FPL facilities

Often, FPL obtained these easement rights many years ago for current use or as part of the company's plan to serve the future needs of growing communities within the company's service territory. In many cases, these easements are shared with other utilities, such as telephone and cable companies.

What Customers Can Do

To request a review of your proposed use of an FPL easement on your property, please visit [FPL.com/landuse](https://www.fpl.com/landuse) or call 1-800-FPL-4FPL (1-800-375-4375).

FPL promotes its Right Tree/Right Place program, which offers recommendations for planting foliage that will not interfere with the company's ability to provide safe and reliable power to its customers. Visit [FPL.com/trees](https://www.fpl.com/trees) for more information on this program and how to stay safe when trimming trees.

How do I know if there are easements on or near my property?

The county recorder's office, a surveyor or title company are good places to start. Easements are typically, but not always, a separate document that is recorded at the county courthouse. If you own your property, and purchased title insurance, your title insurance policy will list the easements that are on your property, generally for a period of 60 years. Some of FPL's older easements dating back to the 1920s may not appear on your title insurance policy. If you ordered an ALTA/ACSM land title survey of your property, the survey will show the location of easements on your property.

Can I use any part of the easement because it is on my property?

Yes, with certain limitations. The proposed use cannot pose a safety risk to you or others, possibly interfere with the operation of FPL's power lines or other facilities, or prevent the company's access to its facilities. Items that may not be placed within FPL easements include temporary or permanent buildings, barns, storage sheds, swimming pools and enclosed patios because they prevent safe access. Overflow parking, fences, trees and other landscaping may be permitted within FPL easements subject to proper review and approval.

Why do easements need to be so wide?

Part of the electrical system includes transmission power lines that carry high-voltage electricity that is reduced to levels that can be used in homes and businesses. These power lines are installed on poles that can be more than 100 feet high. As a result, easements may be up to several hundred feet wide based on national standards and codes regarding safety and reliability of electric service. In addition, the easement width ensures FPL has sufficient space to maneuver large trucks and equipment needed to install, maintain and repair these power lines, and install new power lines needed for future community growth.

