



EASEMENT HANDOUT

Planning Department | City of Savage | 6000 McColl Drive, Savage, MN 55378 | Office: 952-882-2660

The following information is provided as a basic introduction to easements and to assist property owners in understanding how the existence of an easement may limit the use of their property. The information is not intended to be comprehensive in nature or construed as providing legal advice on the subject. For more detailed information, please contact the City Planning Department at 952-882-2660.

What is an easement?

An easement is the right to use another person's property for a specific purpose by the public, a corporation or another person or entity. Easements are commonplace on most lots and are typically for utilities and stormwater drainage. Easements may also exist for conservation areas, shared driveways, ingress and egress access gas pipelines, electrical lines, wetland protection, trails and sidewalk and other varied purposes.

Can I do any kind of landscaping or other improvements within a utility or drainage easement?

Retaining walls, paver patios, driveways, decks, stairs, fire pits, sheds and other similar structures are not permitted within utility or drainage easements. While landscape plantings are permitted, the property owner assumes the risk that trees and other plant materials may be removed by the city or utility company as part of maintenance or repair activities.

Is it permissible to construct a fence within an easement?

In general, fences are allowed within most types of easements dedicated to the city. However, as with other types of improvements, the property owner must be aware that the city or utility company is entitled to remove the fence if maintenance access is needed. Additionally, City Code establishes the following standards for fences:

The fence must be constructed in a manner to allow access by utility company personnel to read utility meters on the property, such as the provision of a gate.

Fences cannot be constructed across or on an easement established for driveway, sidewalk, or other vehicle or pedestrian access.

Fences cannot be placed in a manner to impede the flow of water across a drainage and utility easement.

Can I place a storage shed or other structure within an easement?

No, permanent structures, including storage sheds, gazebos, and decks, may not be located within an easement.

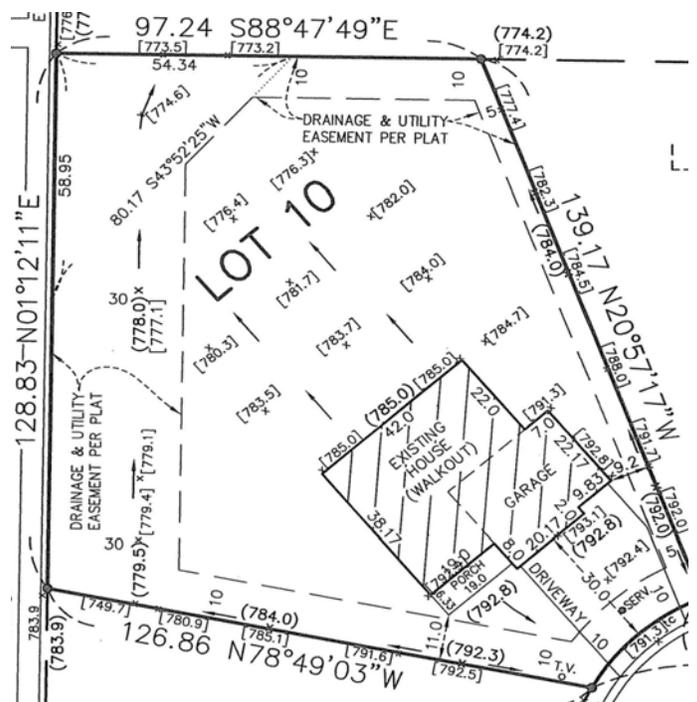
Can I install my irrigation system within an easement?

Property owners are responsible for maintenance of easements areas where required. Irrigation systems may be located within most types of easements at the property owner's risk. The City is not responsible for any damages should the city or utility company need to perform repairs or maintenance within the easement.

How do I know if an easement exists on my property?

Most residential lots include a drainage and utility easement around the perimeter of the parcel. Property owners may check their certificate of survey, abstract or deed for information on easements; however, not all easements may be shown on your survey. Easements that are not provided on the plat of your subdivision are recorded separately with the Scott County Recorder's Office. Easement information may be included in the paperwork for purchasing your property or in some cases a title search may be required to find all easements recorded against a parcel.

Easements shown on a certificate of survey will typically be shown as follows:



Please contact the Planning Department for assistance and questions regarding easements.