



Easements

The following instructions are meant to assist customers in determining if any existing easements on their property conflict with proposed improvements, such as additions or new structures, swimming pools, outdoor kitchens, etc. For single family properties, the most common easements are Public Utility Easements (PUE) and Public Service Easements (PSE), but there are many other less common easements that can also limit what a property owner can do within those easement areas.

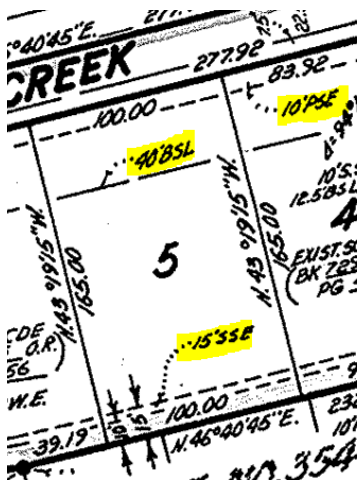
Where to find Easement Information

The best source of information for any easements that may be on your property is a Title Report. If you have recently purchased your property, or recently refinanced your mortgage, then there should be a Title Report included with the documents you received as part of the purchase or refinance. Any easements on the property will be listed in the Title Report, with a reference to the original document that created the easement. If the description of the easement in the Title Report is not clear as to the exact location of the easement on your property, you may need to go to the County Recorder's Office to obtain a copy of the original document. You must be able to show the exact location and dimensions of the easement(s) on your project plans.

If a Title Report is not available, your next best option is to locate a copy of the original subdivision map for your property. Most easements are created at the time a property is subdivided into individual lots. While these maps are a good source of information, please understand they are a snapshot in time and do not include any easements that may have been granted after the subdivision of the property. The County Surveyor maintains an interactive GIS map with links to the subdivision maps that can be accessed [here](#). The maps are represented as points, so the map for your subdivision will most likely not be on or next to your property – try clicking on the map points shown in your neighborhood.

Example

This sample below illustrates the easements that encumber this property. At the front of the property is a 10 foot Public Service Easement (PSE), as well as a 40 foot Building Setback Line. At the rear of the property is a 15 foot Sanitary Sewer Easement (SSE). Structures should not be built within these areas as they are reserved for these uses.



The Building Setback Line (BSL) is a special case as it is an outdated easement left over from when these properties were still within the jurisdiction of the County of Santa Clara. Campbell, like other cities, has adopted property line setbacks as part of its Zoning Ordinance, which are generally the same or less restrictive than the old County Building Setback Lines. If you are in the situation where the existing Building Setback Line requires a greater setback than the current requirement per the City Zoning Ordinance, you may apply to the City to request that the old Building Setback Line be vacated (removed) by the City Council. Please note that there is a cost recovery application fee associated with this easement vacation process.

Some easements do allow certain uses within them, it is a matter of finding the original document that created the easement and reading the specific language to determine what is allowed and what is not allowed. For example: while Public Utility Easements (PUE) do not allow structures to be constructed within the easement area, they do frequently allow for lawful roof overhangs to encroach into / over the easement area.

For more information contact the Public Works Department at (408) 866-2150 or PublicWorks@campbellca.gov