

Drainage & Utility Easement FAQ's

What is a drainage utility easement?

A drainage & utility easement allows a city, utility company, or another individual limited use of the property for the purpose of providing drainage and/or utilities.

Why does the City need drainage utility easements?

The City obtained many of its easements when properties were platted. In fact, newer plats have easements running along all lot lines. The standard easement width is 10 feet along the front and rear yards and five feet along the side yards, but this varies in some locations. The City uses these easements, particularly the front yard easement, for placement of utilities thus freeing up the boulevard area for sidewalks, street lights, and trees.



What are my rights if a drainage & utility easement is on part of my property?

Property owners are not allowed to modify ground elevations or grades within an easement area so as to interfere with existing drainage patterns. Without prior written approval, property owners are also not allowed to install any permanent infrastructure within an easement area including, but not limited to, concrete or bituminous walks, patios, decks, landscaping, underground sprinkler systems, storage sheds, or swimming pools. If a property owner is permitted to install such infrastructure within an easement area, they are thereby assuming full liability for all costs associated with the repair or replacement of their infrastructure should the City damage or remove it.

What are my responsibilities if a drainage & utility easement is on my property?

All storm-water ponds are covered by drainage and utility easements which grant the City the right to access the ponds for maintenance purposes. Property owners are not allowed to modify the grading within these easements, either by excavating or filling, nor can the existing vegetation be altered within these easements. This includes planting of seed or sod. Disposing of yard debris within these easements is also not allowed.

You, as a property owner, must guarantee access to any easement located on your property. If you are unsure whether or not your property has an easement, refer to your property deed or call City Hall at 952-873-5553.



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