

GLOSSARY

Nov. 2023

Land Rights Required

- **Easement Definition**

- Granting of a land right for a specific purpose – the property owner retains title to the property but the holder of the easement, (this would be UI), has rights to use a portion of the property for specific purposes. The easement runs with the land is recorded on the appropriate land records.

- **Temporary Easement**

- Temporary Easements are granted for a specific length of time to facilitate the construction of the facilities and restoration of the work area.

- **Permanent Easement**

- **Permanent Easements** grant UI rights to access, repair, replace and maintain structures.

- **Right of Entry (ROE)**

- Right of Entry is for access to or through the property to perform Due Diligence associated with the design of the Project.

Eminent Domain

- **Definition**

- As a utility that provides a public service, UI has the right to file an eminent domain proceeding with the State of CT Judicial process to obtain only the rights we need, to provide our service to the public. This is a last resort after all efforts of good faith negotiations have failed.

- **Process**

- Good faith negotiations must proceed with the property owner in order to make every effort to fairly compensate the property owners while obtaining the rights that are needed. All efforts are documented and will be part of the court process.
- Compensation amounts are determined by a CT Licensed Appraiser and are negotiated with each owner depending on the specific site conditions and impacts.

- **Ownership**

- The ownership of the land does not change. The property owner retains the fee title to the land and the court provides the mechanism to grant only the easement rights that are required.

- **Result**

- The Condemnation award that will be filed on the land records will be the same easement document and bundle of rights that would have been acquired through the negotiation process. No additional rights are granted. Fair Compensation will be paid through the court. The Grantor will be responsible for any and all expenses they incur as part of this process.

