

Who can I contact with questions?

The property owner should contact the Engineering Division of the Henry County Water Authority with any questions, and prior to the construction of any structure or object.

Engineering Division

100 Westridge Industrial Blvd.
McDonough, Georgia 30253
Phone 678-583-3800
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WATER & SEWER EASEMENTS



PROPERTY EASEMENTS

What is a property easement?

An easement is a defined area of private property that is legally designated for a specific purpose, access, and travel through by an entity other than the property owner. Water and sewer easements are normally 10-20 feet wide on a property.

Why do water and sewer easements exist?

The Henry County Water Authority provides water and sewer services through a collection and distribution network which requires easements to serve the needs of the community. An easement provides access rights; to repair, replace, inspect, improve, enlarge, change, maintain, test and or remove any water or sewer lines within the easement.



How does an easement affect my property?

Non-structural improvements such as walkways, driveways, and fencing are generally allowable, as are some types of shallow rooted landscaping. Restrictions include any permanent structure or object that would prevent or hinder access, repair, or maintenance to a water or sewer line. Examples include buildings, lakes, ponds, detention/sediment ponds, foundations, footings, swimming pools, retaining walls, permanent dumpster pads, trees, and gazebos.

Who maintains the easement?

The easement is maintained by the property owner, but access is available to the Henry County Water Authority to perform ongoing service to water or sewer lines. If a fence is installed and crosses an easement, a minimum 10 feet wide gate shall be installed to allow free access by HCWA equipment.

Who has access to a property easement?

A permanent easement is usually private property with a right granted by the owner that entitles the Henry County Water Authority use of the property. The property owner transfers this right while retaining ownership through execution of an easement document. Easements are not for public use, and individuals who go on these properties without permission are considered trespassing. Gates shall be dual-locked to allow access by the property owner and the Henry County Water Authority.

