

EASEMENTS AND COMPENSATION



This document is intended to help explain what a transmission line easement is, how the acquisition process works, and the approach ITC uses to determine fair and equitable compensation for landowners.

ITC's policy is to negotiate fairly, openly, and honestly with landowners to reach voluntary easement agreements. As part of this process, ITC and its land agents work directly with affected property owners to understand the unique characteristics of a property so that the necessary easement rights coincide with and minimize impact to existing uses. Land acquisition efforts and discussions may occur simultaneously with routing and siting, but will not be completed until after the Michigan Public Service Commission approves a route.

EASEMENTS

An easement is a legal right that allows ITC to use a portion of a person's or entity's property for a specific purpose — in this case, to construct, operate, and maintain an electric transmission line.

Landowners retain ownership of the property, including the easement area. An easement may include certain restrictions to activities that may interfere with the transmission line's operation and maintenance, such as building structures within the easement area, and also grants ITC the right to clear and manage vegetation as needed.

Easements represent a permanent property right, meaning they continue to be in effect regardless of ownership changes of the property.

RIGHT-OF-WAY FOR EACH PROJECT

Before construction, ITC will request a right-of-way (ROW) across affected properties.

A ROW is a defined area centered on the transmission line that provides the space needed for construction, ongoing maintenance, and safe operation of the line.



Proper clearance ensures hazards (such as trees) do not encroach or fall on the transmission line, and is generally required by applicable codes and standards. For a 345 kilovolt (kv) transmission line, ITC requires a 200 foot ROW (100 feet on either side of the centerline).



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EASEMENT ACQUISITION PROCESS

ITC, through its land agents, will contact landowners and request easements for the required ROW. A land agent is a trained professional that meets with landowners to share project details, learn about the unique characteristics of each property, and answer questions. Additional agreements for temporary access and materials staging may also be needed during construction.



COMPENSATION FOR EASEMENTS

To determine fair compensation for easement rights, ITC retains an independent, third-party appraiser to conduct a market study of properties along the project route. This analysis evaluates recent sales and current market conditions for various property types—such as agricultural, residential, recreational, and timber—to establish market-based values. **ITC uses this information to develop compensation offers that are consistent, equitable, and reflective of current market conditions.**

USE OF EASEMENTS AFTER CONSTRUCTION

ITC is committed to restoring impacted properties to the extent practicable after construction. If construction or maintenance of the Project after construction causes damage to crops or property, ITC will pay for crop damage and repairs necessary to resolve the issue. ITC will continue to use the easement to operate and maintain the transmission line, which may include the clearing and removal of vegetation.

