

Real Estate & Land Management (RELM) - Glossary of Terms

What is an Easement or Right of Way (ROW)?

An Easement or Right of Way (ROW) is a legal right to use someone else's property for a specific purpose - typically for access to or regarding the placement of utilities.

How is the ROW width and clearing width determined?

ROW width is the total land area legally designated for ROW purposes extending from either side of the centerline. Clearing width is the actual cleared space necessary for construction or maintenance activities within the ROW.

What are Facilities and/or Structures in the context of a Right of Way (ROW)?

Facilities or Structures refer to any physical construction within a property that may affect a ROW - such as buildings, fences, or utility poles.

What is a Real Estate Survey?

A Survey is a detailed mapping of a property, outlining its boundaries, easements, and any structures present.

What is an Encroachment?

Encroachment occurs when a property owner extends their property or structures into the ROW or neighboring properties.

What are Right of Entry/Temporary Access/License agreements?

Right of Entry allows temporary access to a property for a specific purpose like a survey or study. Temporary Access is similar but is often related to equipment or personnel access. A License grants permission without transferring property ownership.

What are Access Roads/Off ROW Access?

Access Roads are roads that provide entry to the ROW. Off ROW Access refers to any access points that are not within the designated ROW area.

What does Indemnity/To Indemnify mean?

Indemnity is a contractual agreement where one party agrees to protect another from certain losses or damages. To indemnify means to provide such protection.

What is Fee Ownership?

Fee Ownership refers to the absolute ownership of a property - including the land and any structures on it.

What are Public Records/Deed/Title?

Public Records are documents that are open to the public, including Deeds and Titles, which substantiate ownership of a property.

What is a Parcel/Tax ID Number?

A Parcel is a specific piece of land identifiable by a unique Tax ID Number used for tax and ownership purposes.