

Charge Ready Programs – Frequently Asked Easement Questions

1. Why do I have to sign an easement agreement and what does that mean? Does it interfere with any ownership rights of the property? **An easement gives Southern California Edison the right to install and maintain the required electrical infrastructure to power the EV chargers.**
2. What is the size of the easement? **SCE's easements are designed to accommodate the area within which our systems are installed and to facilitate reasonable access to these systems for maintenance and repair.**
3. Is this easement in perpetuity? **Yes. However, if the customer requests to cancel participation in the program, they may request removal of SCE owned equipment and petition SCE to quitclaim and release the easement.**
4. Can a customer redline the easement agreement? Is it a fixed agreement or is there flexibility to make edits? **The easement is a condition of service and is generally not negotiable.**
5. Is the easement necessary to participate in a Charge Ready program? **In most cases where new SCE infrastructure will be installed on a customer's property, SCE will need to acquire an easement.**
6. Will an easement make it more difficult or complex to sell the property? **Most properties are already subject to various easements to provide for the installation and maintenance of utilities.**
7. Is the easement transferrable, and how do I notify SCE to remove my name and replace it with the new owner name in the case of a sale? **The easement runs with the property regardless of any property sale/transfer. Owner takes the property subject to the easement.**
8. If a customer cannot do an easement, what other options are available to participate in Charge Ready programs? **If the property owner is precluded from granting an easement, the owner may provide a comprehensive explanation and an alternative method by which real property rights for the required infrastructure may be provided which will be elevated to SCE's counsel for review.**
9. Does easement allow SCE to enter buildings? **Not typically but SCE shall have free access/maintenance/operational capabilities of the electrical infrastructure which may include access to adjacent out buildings/structures where electrical infrastructure is contained. (i.e. Parking structures and/or site electrical maintenance buildings).**
10. If my business expands, am I allowed to build over (or under) SCE's easement? Is it allowable, and could I do it without interfering with SCE's equipment? **No permanent building structures are allowed. Certain structures are allowed within the easement area as long as it does not interfere with SCE's free access/maintenance/operational capabilities of the electrical infrastructure and will require plan review.**
11. Does this provide SCE the right to build a fence or a gate on my property? **Depends on the circumstances but EV infrastructure typically doesn't require fencing or gates. If a customer plans to install fencing in the easement area, the plans should be reviewed by SCE prior to construction.**
12. If I choose to install additional chargers, will the easement need to be updated or will a new easement be required? **Final Design would determine easement requirements. Only if the new EV infrastructure requires new area outside of the existing easement.**