

— CMS ENERGY —
WORLD CLASS
PERFORMANCE
DELIVERING
HOMETOWN
SERVICE

Real Estate Considerations for New Electric and Gas Service

Purpose

- Help you understand **Real Estate aspects** of new service
- Explain your role and **how you can help**
- Deliver a stellar experience



Easements & Permits



- **Easements:** Rights on private and public property
- **Permits:** Needed in road ROW from government entities
- Easements and Permits Require Consumers Energy to get **permission from others**
- Both can often delay new construction

What is an Easement?

Easements are the right to use a portion of another person's property for a specific purpose.

Consumers Energy or the home owner is obligated to obtain easements in order to construct on another person's property.





You Can Help with Easements

- Easements **may cross** another owner's property to get to yours
- **Talk** to your neighbors
- Could **reduce** the project's timeline

Easement Example

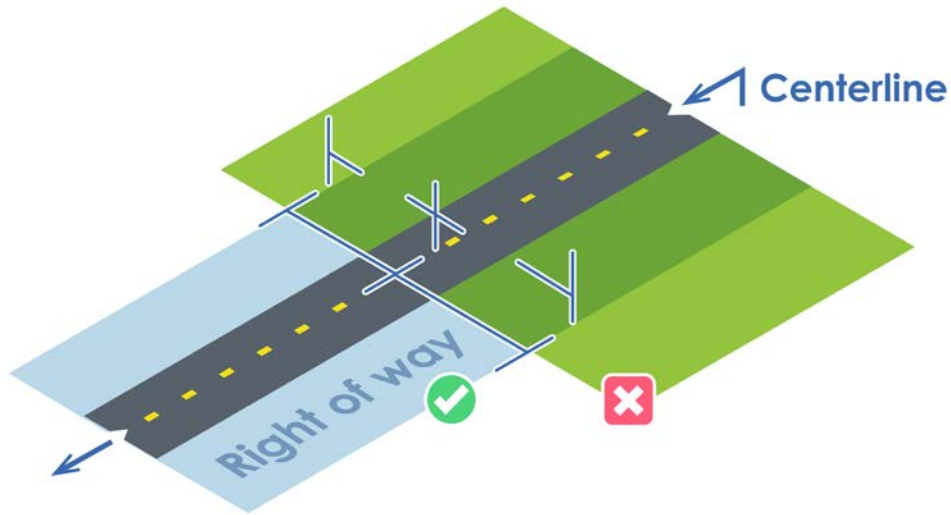


Secure the Route

- It is your responsibility to secure the route
- If your neighbor refuses, Consumers Energy may be able to design using a different route



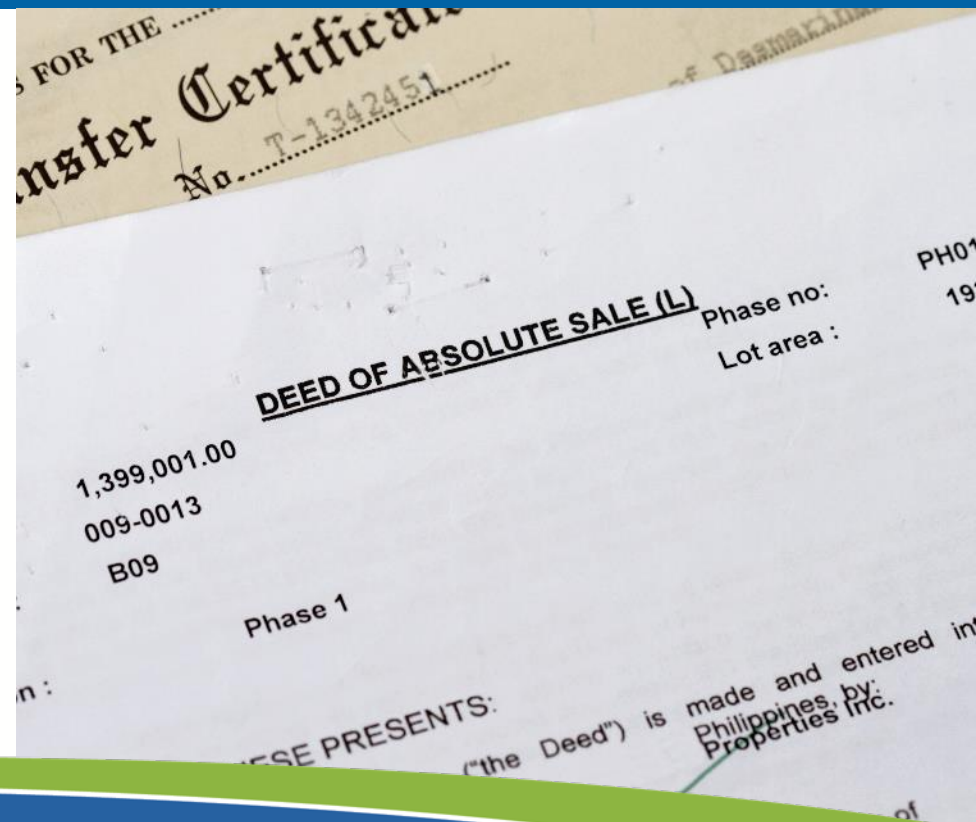
What is the ROW? What are Permits?



- Road right-of-way (ROW): **An area of land** that surrounds roads that is reserved for public purposes.
- ROW Permit: One type of permit that grants **legal authorization** to install and maintain gas and electric utilities along public roads

Documents that May Prove Helpful

- Deeds are recorded; check your county's Register of Deeds
- Is your property owned by a **trust**, or under a **Land Contract** or **Lease**?





SAFETY
24/7
ELECTRIC

Consumers Energy

USDOT 0217321

89-064

www.consumersenergy.com

▲ DANGER

ELECTRICITY HAZARD

DO NOT TOUCH

KEEP CLEAR OF ALL WIRING





Call Centers

Residential: 800-477-5050

Business/Commercial: 800-805-0490