

EASEMENTS

Real Estate Transaction Lawyers Assisting With Easement Cases Throughout Pennsylvania and New Jersey

Whether you are a residential client looking to buy a new home or a business purchasing commercial property, there are many complex legal issues that must be properly addressed before closing to ensure that you obtain your property free and clear of any encumbrances. One of the most critical things to know before you finalize the deal is whether there are any easements on the property, and if so, what types of easements they are. A real estate transaction lawyer at Kaplin Stewart can help you address easement concerns swiftly and effectively.

Resolving Easement Issues Effectively

In its simplest terms, an easement is a legal right to use another person's property for a "specific limited purpose." While some of the most common easement arrangements include easement rights that are granted to utility and cable companies to install electric and cable lines, there are many different scenarios which can involve the use of easements. For instance, consider a situation where a neighbor needs to drive across your land to access his property and has an easement granting him the legal right to do so.

There are certainly times when entering into an easement agreement that allows one party the right to use the real property of another for a particular purpose may make sense for both parties. However, if you are considering such an arrangement, the agreement to grant this right has to be negotiated and drafted carefully to protect your interests.

What Type of Easement Issue Are You Facing?

Our real estate transaction lawyers have extensive experience handling the full range of issues that can arise relating to easements. These include issues involving:

- Right-of-way easements
- Utility easements
- Other public or private easements

In some cases, the existence of an easement may be a matter of dispute. For example, a government agency may assert an easement through eminent domain in order to obtain greater access for the public to a park.

Our attorneys have the knowledge and experience you need to resolve your easement issues effectively. We are skilled in all facets of real estate, with a proven record of helping both commercial and developer clients meet their goals. Our real estate transaction lawyers serve clients in New Jersey and Pennsylvania, including Bucks, Chester, Delaware, Montgomery, and Philadelphia counties. Whether you want to negotiate and formalize the terms of an easement in connection with a real estate purchase, are looking to challenge an easement, or need assistance in asserting your rights under an existing easement agreement, our real estate lawyers will work to protect your interests at every point in the process.

Contact a Real Estate Transaction Attorney Today

At Kaplin Stewart, we know that easements can have a substantial impact upon a property transaction. No matter what your particular situation involves, it makes sense to seek assistance from skilled legal counsel who can assert your interests effectively. The attorneys at our firm have decades of experience handling all types of complicated real estate transactions, including negotiating, asserting and challenging easement rights on behalf of our clients.

Learn how our attorneys can help you advance your business objectives. We encourage you to schedule a consultation today. We service businesses and other entities with offices in Philadelphia and Blue Bell, Pennsylvania as well as Cherry Hill, New Jersey. Contact us online or by phone at 610-260-6000 today.