

SOUTH HILLSBOROUGH PIPELINE EASEMENT & PROPERTY ACQUISITION FREQUENTLY ASKED QUESTIONS

What is the status of the South Hillsborough Pipeline project?

Engineers have recently completed the 30% design, which shows the preliminary location of the pipeline. Exact locations and sizes of easements are currently under review and will be confirmed by July 1, 2024. Property acquisition efforts will run through 2025. Construction is tentatively scheduled to begin in late 2025, pending final design, property acquisition and permitting. All current information on the pipeline can be found at tampabaywater.org/shp.

Will Tampa Bay Water need to acquire private property along the South Hillsborough Pipeline route?

Our engineers are working to minimize impacts to private property, however, due to the pipe's size and space considerations, portions of the pipeline may require temporary and/or permanent easements on private property.

How will you acquire property for the pipeline route?

For locations where property is needed within the approved pipeline route, Tampa Bay Water or its land agents will reach out to property owners directly by certified U.S. Mail or telephone to discuss purchasing the necessary easement(s) at a fair market value.

As a last resort, when terms of negotiation cannot be resolved, Tampa Bay Water has the legal authority to acquire the needed land through the power of eminent domain. Eminent domain allows government entities, including utilities, to acquire private property needed for public use with just compensation through legal action.

I live along the route. Will you need an easement from me?

The 30% design plans, which show the preliminary location of the pipeline, are complete. Any easements that need to be acquired will be identified and owners notified by July 1, 2024. If you'd like to see the 30% design plans, you may request them from Tampa Bay Water's Records department at Records@tampabaywater.org.

Tampa Bay Water or its land agents will reach out by certified U.S. Mail or telephone to initiate voluntary sale discussions with property owners from whom a permanent and/or temporary easement are needed. If you do not receive a letter or telephone call by July 1, 2024, then easement(s) are not needed on your property.

What is an easement?

An easement is a portion of a parcel that is used for public services, such as water, sewer or storm water pipelines, or other utilities. The property owner from whom we purchase an easement continues to own their property, but the rights to the land are shared with Tampa Bay Water on a permanent or temporary basis.

What's the difference between a permanent easement and a temporary easement?

Permanent easements are perpetual — they remain with the property even if the property is sold or transferred. A typical permanent easement can range 30-60 feet in width. Whenever possible, an easement for a pipeline corridor is located on the edge or boundary of a property to minimize impacts to property owners. A permanent easement typically requires:

- Unobstructed access points and areas for maintenance vehicles and equipment to enter the property to service and inspect facilities once operational.
- Some permanent above-ground features strategically located along a pipeline route that are needed for proper operations and maintenance, such as valve boxes, water quality testing stations and blow-off valves protected by yellow bollards.

Temporary easements are used to provide adequate space for construction activities, access and equipment. A temporary construction easement can range 25-50 feet in width and is released back to the property owner once construction is completed and the site restored.

Are there restrictions for what property owners can do on easements within their property?

Permanent easements must be accessible for maintenance and inspections as necessary, so no object or structure that restricts Tampa Bay Water's access to the site is permitted. If your property requires an easement, detailed information will be provided at that time.

I have received letters from an attorney stating my property will be taken by eminent domain. Are you taking my property?

We understand attorneys have been contacting property owners along the route. Tampa Bay Water will know the location of needed easements by July 1, 2024. Property acquisition efforts will run from mid- 2024 through 2025.

If your property is identified for an easement or parcel purchase, Tampa Bay Water or its land agents will reach out to you directly by certified U.S. Mail or telephone to initiate voluntary sale discussions. If you do not receive a letter from Tampa Bay Water or its land agents by July 1, 2024, then easements or parcel purchases are not necessary.

I have questions about the status of a specific property. How can I get more information?

Property inquiries can be directed to Tampa Bay Water's land agent if you have received a letter or telephone call. Otherwise, you can email the project team at pipeline66@tampabaywater.org. Information about specific parcels can only be discussed with the owner or an authorized agent. If an attorney will represent you as your authorized agent, please have your attorney submit an Attorney Authorization signed by all owners that includes the property address and folio number so they can receive correspondence or information on your behalf about a specific parcel.

How do I get more information on the project?

Information on the South Hillsborough Pipeline is available on the project website at tampabaywater.org/shp. If you would like to opt into receiving notices regarding the project, please email pipeline66@tampabaywater.org or call (813) 485-6480.