Department of Planning and Budget
2025 General Assembly Session
State Fiscal Impact Statement

PUBLISHED: 1/31/2025 8:55 AM **ORIGINAL**

Bill Number: HB2477 **Patron:** Henson
Bill Title: Property under common ownership; creation of easements.

Bill Summary: Provides that a private appurtenant easement may be created for any purposes by the owner of the dominant and servient estate by the recordation of an instrument that grants or reserves such easement. The bill further provides that the rule of property law known as the doctrine of merger shall not prevent such grant or reservation.

Budget Amendment Necessary: No **Items Impacted:** N/A
Explanation: N/A

Fiscal Summary: According to the Office of the Executive Secretary of the Supreme Court (OES), this bill is not expected to have a material fiscal impact on Courts.

Fiscal Analysis: None required

Other: None