

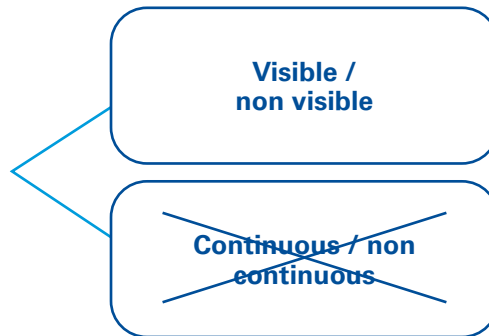
Easements (erfdienstbaarheden / servitudes)



A burden encumbering an immovable property (the servient property) for the use and enjoyment of another person's property (the dominant property)

1 IN GENERAL

Traditional classification



TIP

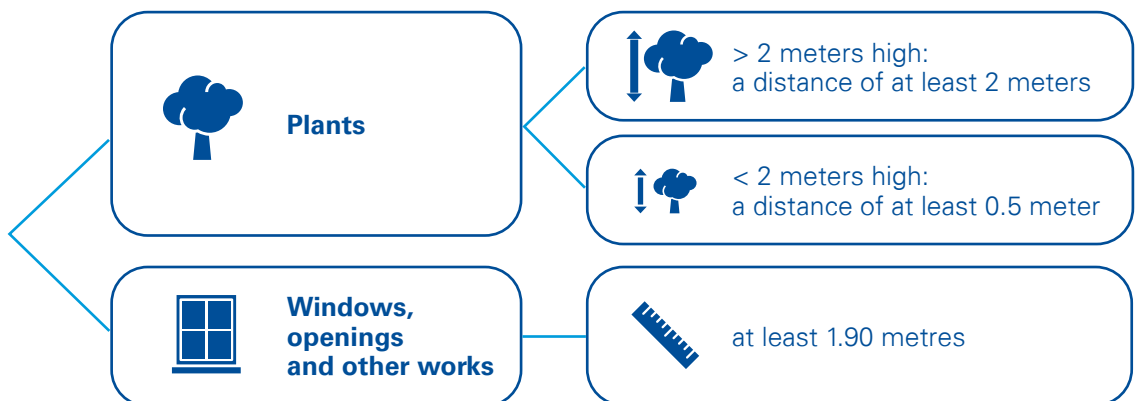
If visible (e.g. a right of passage), an easement can now be acquired by prescription or arise because of a division of the land



Maintenance and works: the owner of the servient property may be obliged to participate in the costs if these are useful for both properties

2 SPECIFIC LEGAL EASEMENTS

Distances



Overhanging branches and roots: can be removed if a neighbor refuses to take action after 60 days

These provisions of the new Property Law Code have entered into force on 1 September 2021.