

HIGHLIGHTS FOR THE 2026-1 EDITION OF LAW OF EASEMENTS AND LICENSES IN LAND

In addition to new and updated cases and statutes, this edition adds new discussions regarding:

- Reversing its own 2023 decision, the Idaho Supreme Court holds that the “catch-all” statute of limitations for civil actions does not apply to easement-by-necessity claims
- The Idaho Supreme Court rules that an existing easement by necessity may be widened for the beneficial enjoyment of the dominant estate so long as the servient estate is not unreasonably burdened.
- Nevada adopts the Uniform Easement Relocation Act, bringing to six the number of jurisdictions that have adopted the Act.
- The Washington Court of Appeals holds that the Uniform Easement Relocation Act does not constitute a taking for private use in violation of the Washington state constitution.