

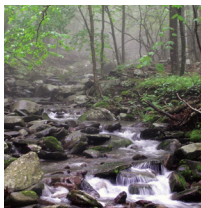


There are many stages of gas development: building of roads for heavy equipment, clearing of land, digging of waste storage pits, laying of miles of pipeline, and use of large amounts of water and hazardous chemicals for drilling and hydraulic fracturing. Photos: left Tracy Carluccio; others Charlene Anderson.

Drilling and you:

What every landowner should know

- 1 **Educate yourself.** Gather information on the pros and cons of gas development and how it's done. Do research and talk to your neighbors. Ask questions and demand thorough, written answers.
- 2 **Don't sign anything** without fully understanding the document's terms. Consider getting professional advice from an attorney or organization that works with landowners.
- 3 **Make a list of what's important to you** before negotiating with a company landman or representative. There's no required "standard lease" that you should be pressured to sign. Everything except your name and the legal description of the property is negotiable, including the lease duration, renewal, and royalties. There are also "best management practices" to minimize pollution and damage to land that companies can and should be asked to follow.
- 4 **Know what you own.** Because of the way U.S. resource



laws developed, you may own your land but not the minerals under it. Read your property deed, research land use and mineral records, and consider doing a title search. If you own the minerals, you can choose whether, and how much, to lease. If you own just the surface, you can negotiate a Surface Use Agreement to better protect your property and gain some control over how the gas company uses it. No matter what, have your household water source tested before gas development starts, so the company can be held accountable if contamination occurs. CONTINUED AT RIGHT.

- 5 **Understand state and local laws** on such issues as land use, property rights, and zoning that influence the process and outcome of gas development. "Pooling" or "compulsory integration" laws may force landowners to become part of a drilling unit and require that they receive financial compensation. Regulations on well-spacing, setbacks from houses, and rights of way influence whether and where roads, pipelines, and other infrastructure can be placed. (State environmental and resource management agencies often can provide information on relevant laws and landowner options.)
- 6 **Remember that you have rights.** You are the landowner, and it's your and your family's well-being that matter most. No company should be able to take that away from you.

The Oil & Gas Accountability Project of EARTHWORKS was founded in 1999 to build the power of people who live with oil and gas development. We are a resource for residents and play a key role nationwide in ensuring government and corporate accountability, responsibility, and respect for people and places. This information sheet is based on *Oil and Gas at Your Door? A Landowner's Guide to Oil and Gas Development*. Visit www.ogap.org to order a copy, or receive one free by becoming a member, and for more information on our work in the Marcellus region and across the United States.



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Gas at Your Door?

Tips for Landowners



Gas at your door?

Then become part of the OGAP movement by joining forces with people nationwide who face drilling in their communities! Even if you are considering allowing drilling, it's important to remember that the oil and gas industry is under-regulated (when regulated at all) and exempt from major U.S. laws to protect our health, the water we drink, and the air we breathe.

In the end, it's people, communities, and the land that pay the price. Get involved today by working with your neighbors and organizations to achieve strong local, state, and federal oil and gas regulations and protection for special places. Learn more and take action online, in your community, and across the country at www.ogap.org.



Photo: Tracy Carluccio

The race is on to find new energy sources, with natural gas companies in the lead. Landowners who live on top of geologic formations that contain gas—like the Marcellus Shale that stretches from Virginia to Ohio—face tough decisions about leasing their properties for drilling.

Gas development can provide financial benefits, but also transform communities, landscapes, water and air quality, and many families' way of life. The many stages of gas development have big impacts, especially if they aren't done responsibly: land clearing, building of roads and pits, seismic testing, drilling, waste production and disposal, laying of pipeline and site clean up. And hydraulic fracturing—the technology used to force the production of Marcellus Shale gas—requires large amounts of water and the use of hazardous chemicals.



Photo: Deborah DeWan

A lot is at stake, so don't be in a hurry! It can be daunting to navigate through a sea of information, documents, regulations, and gas company assertions. To fully understand your options and to protect your property and health, don't rush into anything and take your time.

What every landowner should know:

- 1 Educate Yourself
- 2 Don't sign anything you don't understand
- 3 Make a list of what's important to you
- 4 Know what you own; test your water
- 5 Understand state and local laws
- 6 Remember that you have rights

See back for more details on these tips.



The Delaware River is one of the critical water sources that could be threatened by gas drilling in the Marcellus region.



Gas development produces large amounts of contaminated water.