PUCSL

PUBLIC UTILITIES COMMISSION OF SRI LANKA

Guidelines for Distribution Licensees to Provide Electricity Services in Response to Requests Made by Consumers Residing on State Lands

---

Version – 1.0

May 2026

Guidelines for Distribution Licensees to Provide Electricity Services in Response to Requests Made by Consumers Residing on State Lands

Background

All distribution licensees are responsible for supplying and maintaining electricity distribution networks within their licensed areas. When a person applies for a new electricity connection, that person becomes a consumer of the relevant distribution licensee. The services provided to such consumers must comply with the provisions of the Sri Lanka Electricity Act, the terms of the distribution license, and the regulations, rules, and guidelines issued by the Commission. Accordingly, distribution licensees are requested to follow the guideline below when consumers residing on lands owned by state institutions requests services from distribution licensees.

Among others, following are the main services provided by distribution licensees to consumers residing on state lands:

- Provision of new electricity connections
- Change of name on electricity accounts of consumers
- Securing wayleaves
- Payment of compensation for movable and immovable property related to wayleaves

The purpose of this guideline is to assist distribution licensees to provide these services within the electricity legal framework.

1. Provision of New Electricity Connections to Consumers Residing in State Lands

Under Section 25 of the Sri Lanka Electricity Act, No. 36 of 2024 amended by Act No. 14 of 2025 (the Act), a distribution licensee, upon a request is made by the owner or occupier of any premises within its licensed area, shall:

- Connect, supply, and maintain electricity to such premises, and
- Provide any necessary electric lines or plant required for such supply.

1.1 Providing Electricity Supply to Occupants Residing in State Lands

In line with provisions in the Act, if a consumer has proved his/her occupancy to the premises in a state land, the distribution licensee, upon satisfying safety considerations, is responsible in providing an electricity supply after making required conditions stated in item 1.2 below.

If any of the land belonging institution has submitted specific objections on wayleave, the distribution licensee shall make every endeavor to secure the wayleave from relevant state institution and provide connection upon obtaining the consent and making required conditions stated in item 1.2 below.

1.2 Conditions Considered

The following conditions shall include in the agreement signed with the consumer before granting a new connection:

- Electricity is provided solely to meet a basic human need
- Provision of electricity does not constitute proof of ownership, legal tenure to the land or property or regularization of state land occupation
- The connection is subject to any legal proceedings or court orders taken by the relevant government institution against the unauthorized occupant
- The connection is subject to the authority and actions taken by government institutions to evict unauthorized occupants
- If the consumer is evicted or removed pursuant to a court order, the electricity supply provided under this arrangement will be terminated as per the order and without any compensation

All distribution licensees shall submit a copy of the agreement entered with the consumer to relevant government institution(s) for their information.

2. Change of Name on Electricity Accounts for Consumers Residing in State Lands

When an consumer residing on a state land or property and using an electricity supply is replaced by another occupant, upon a request, the licensee may change name on the electricity account to the occupancy proved new occupant by signing a fresh agreement, as per "the Guidelines on Change of Tariff Customer" published by the Commission and shall include conditions to the agreement as outlined in item 1.2 above.

3. Obtaining Wayleave to Provide Electricity Supply to Consumers Residing in State Lands

Under Item 3 of Schedule II of the Act, where a licensee needs to install and keep installed an electric line on, under or over any land, a wayleave shall be obtained from owner or occupier of the land.

3.1 Responsibility of the Licensee

Under the Act, the licensee shall make every endeavor to obtain the consent or approval for wayleave from the owner or occupier of the land before installing and keep installing such lines or plants. In the process of obtaining consent by the licensee, supply conditions stated in item 1.2 above which will be included in the agreement can also be discussed with owner or occupier.

The licensee shall use the form in appendix I to request wayleave and upon granting the consent, enter into an agreement with the owner or occupier using the form in appendix II.

3.2 Acquisition of the wayleave

If the licensee has made all reasonable efforts to obtain consent but failed due to objections made by the owner or occupier of the land or terms and conditions offered by him/her are not acceptable, licensee may submit an application to the Commission along with necessary documents as stated in appendix III, requesting to acquire the wayleave as per item 3 of schedule II of the Act.

4. Compensation for Movable and Immovable Property Related to Wayleaves

Under Item 4 of Schedule II of the Act, the Commission may, either on his/her own initiative or upon application by an affected party, hold an inquiry to determine whether compensation is payable by the applicant, based on:

- Granting a wayleave,
- Any loss or damage caused to land or movable property because of exercising rights under the wayleave, or
- Any disturbance of enjoyment of land or property owner.

The Commission may determine the amount of reasonable compensation payable by the applicant to the landowner as per provisions stated in the Act.

5. Complaint Handling and Dispute Resolution

If any complaint on items 1-4 above from a consumer or an affected party shall be refereed to the distribution licensee to resolve as per the provisions stated in Supply Services Code.
In the event of a complaint has become a dispute, the parties to a dispute may inform the Commission and call upon to resolve the same through mediation under the Section 46 of the Sri Lanka Electricity Act No. 36 of 2024.

Appendix I – NOTICE REQUIRING WAYLEAVE

(NOTICE – 'W')

To: …….....
(name of the occupier of the land, if the occupier is not also the owner, name of the owner)

In terms of Item 3 of Schedule II of the Sri Lanka Electricity Act, No. 36 of 2024 (as amended), a notice is hereby given requiring the grant of wayleave[1] at the land located at:

……

…….....

(address of the land)

A description of the required wayleave is given below:

.....

.....

.....

.....

.....

.....

.....

.....

You are kindly requested to respond to this notice within twenty-one (21) days from the date hereof. However, if no response is received within the said period, we will proceed to obtain wayleave in terms of the provisions of electricity act.

…….
Signature of authorized officer of the licensee

Name of authorized officer: ……
Contact number: …….....
Address: ……...

Date: dd/mm/yyyy *(date of notice)*

[1] '**wayleave**' means such interest in the land as consists of a right of licensee, to install and keep installed, an electric line on, under, or over, that land and to have access to that land for the purpose of inspecting, maintaining, adjusting, repairing, altering, removing or replacing such electric line.

(Annexure to Appendix I - form to be used by a landowner in granting wayleave)

GRANT OF WAYLEAVE

To: (*licensee*)

I ……..... (*full name*) being the **owner / occupier*** of the land located at .....
.....
…… (*address of the land*), hereby grant the wayleave requested by the notice dated ….....

The wayleave is granted subject to the terms & conditions given below:

.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

……
Signature

NIC Number: .....

Date: .....

(*please strike off the inappropriate words)

Appendix II – WAYLEAVE AGREEMENT

Parties:

(1) Name: ..... ("**Owner / Occupier***")

Address: .....

.....

.....

(2) Name: ..... ("**Licensee**")

Address: .....

.....

.....

Terms and conditions of the **owner / occupier*** of the land:

.....

.....

.....

.....

.....

Terms and conditions of the Licensee:

.....

.....

.....

.....

.....

We, the **owner / occupier*** of the land and the Licensee, agree to the above terms and conditions.

....

Owner / Occupier* of the land Licensee

Date: ..... Date: .....

(*please strike off the inappropriate words)

Appendix III – APPLICATION REQUIRING ACQUISITION OF THE LAND TO INSTALL/KEEP INSTALLED AN ELECTRIC LINE

To: Chairman, Public Utilities Commission of Sri Lanka

1. Purpose of the application is to require authority to: (please mark '✓' where appropriate)

   1.1 Install an electric line ☐

   In terms of paragraph (1) of item 3 of Schedule II of the Sri Lanka Electricity Act, No. 36 of 2024 (as amended), **a notice / notices* was / were*** issued to the **landowner / landowners***, requesting wayleave for the purpose of installing an electric line (details are given under item 2 below). However, the said **landowner has / landowners have***: (mark '✓' where appropriate)

   ☐ failed to give the wayleave before the end of the period specified in the notice

   ☐ given the wayleave subject to terms and conditions which are not acceptable to us

   1.2 Keep installed an electric line ☐

   In terms of paragraph (2) of item 5 of Schedule II of the Sri Lanka Electricity Act, No. 36 of 2024 (as amended), the owner or occupier of the land has given notice to remove an electric line (details are given under item 2 below) from the land.

2. Details of the electric line:

   .....

   .....

   .....

3. We hereby request to acquire the land to install and keep installed the electric line(s) in accordance with item 3 of Schedule II of the Sri Lanka Electricity Act, No. 36 of 2024 (as amended) as all efforts were made to secure the grant of wayleave subject to terms and conditions acceptable to us have been unsuccessful.

4. List of all the documents indicated below are attached herewith.

…….
Signature of authorized officer of the licensee

Name of authorized officer: ……
Contact number: …….....
Address: …….....
Date: …… (date of application)

(*please strike off the inappropriate words)

(Annexure to Appendix III - list of documents to be forwarded)

1. Application by the licensee to install/keep installed an electric line ☐
2. Copy of the notice requiring wayleave ☐
3. Proof of acknowledgement of receipt of the notice by landowner ☐
4. Terms and conditions not acceptable to the licensee (if any), subject to which the landowner has granted the wayleave ☐
5. Copy of the notice received from the owner or occupier of the land requiring the licensee to remove the electricity line ☐
6. Confirmation that the land is not covered by an authorized dwelling ☐
7. Confirmation that planning permission has not been granted under the relevant laws for construction of a dwelling ☐
8. Confirmation that the licensee has made all reasonable efforts to secure the grant of wayleave ☐
9. Confirmation that the acquisition of the wayleave is necessary for the carrying on of the activities authorized by the license of the licensee ☐
10. Evidence to prove that the landowner was given an opportunity of being heard ☐
11. Details of the land and landowner:
    (a) Full name and copy of NIC of the landowner ☐
    (b) Proof of legal ownership of the land ☐
    (c) Assessment number of the land ☐
    (d) Address of the land ☐
    (e) GN Division in which the land is located ☐
    (f) Confirmation that there is no dispute on the ownership of the land and that there is no legal impediment in acquiring the land ☐
12. Details of the required wayleave:
    (a) Map showing the proposed installation, extent of wayleave required, boundaries of the land, existing electric line(s)/plant(s) installed over, under or on the land, and buildings/structures constructed or being constructed on the land ☐
    (b) System map of the area showing the proposed electricity line and other existing electric lines installed around the locality ☐
    (c) Brief description of the work to be carried out on the land ☐

----------//----------