

FENCES DISPUTES

Following are some things to keep in mind regarding fences and neighbour disputes.

Fences and Local Ordinances

Local fence ordinances usually regulate :

- Height
- Location
- Material used
- Appearance

Residents of condominiums, joint-tenancies and shared ownership schemes are often subject to even stricter homeowners' association ("*syndicats de copropriété*" and "*associations libres syndicales*") restrictions concerning fences.

In residential areas, local rules typically restrict fences to a certain height, the principle under French law being that fences must not exceed 3,60 meters high in cities of 50.000 inhabitants and more, 2,60 meters in other cities.

Exceptions do exist, and a landowner can seek a variance if there is a need for a higher fence. While some city councils have implemented specific aesthetic zoning rules with respect to fences, most fences complying with local laws cannot be taken down simply because they would be ugly.

Fences on Boundary Lines

Unless property owners agree otherwise, fences on a boundary line belong to both owners (Civil code, articles 657 to 660 and 662) ([Download](#)).



Good neighbours should agree to split the cost of the repair of fences or common boundary walls.

Both owners are responsible for keeping the fence in good repair, and neither may remove it without the other's permission.

CAUTION ! In the event that trees hang over the fence, French laws prohibits that the property owner may cut tree limbs where they cross over the property line.

