



Highlights of the changes made to the ALTA/ACSM Minimum Standard Detail Requirements with the adoption of the 2011 version

- First major rewrite of the requirements since their inception in 1962. The format and style have been altered to delete the previous subsections and paragraphs. The newly named sections now follow the chronology of the client/surveyor procedures for procuring and providing a survey. (See 2, 3, 4, 5, 6, 7 and 8) Most, if not all of the previous surveyor's responsibilities are still contained therein, just repositioned to follow typical surveyor procedure.
- There is now standardization in wording throughout the requirements (i.e. "The premises", "The property", "The parcel", "The tract", have meant the same thing in previous versions). The terms have all been standardized as "The surveyed property".
- A more consistent use of varying terms such as "visible", "observed", "observable", and "physical" from earlier versions. The 2011 Standards use the term "observed" in the process of conducting the survey wherever possible and appropriate.
- Regarding the boundary, significant additions include a sentence that defines what constitutes an ALTA/ ACSM Land Title Survey (See 3B); guidance on Land Title Surveys of non-standard property types (such as marinas, trailer parks and campgrounds), (See 2 and Table A Item 15); a recognition of the existence of the normal standard of care (See 3C); and a section that addresses the need for the application of proper boundary law principles in the resolution of boundaries (See 3B and 3D). The issue of junior/senior rights has also been addressed (See 6B, vii). Where there is a water boundary, there is now a requirement that the feature located on the survey (e.g., bank, edge of water, low water line, etc.) should bear some relationship to how that boundary is described in the writings (See 6B, vi).
- The measurement standards (or accuracy standards) have been fully incorporated into the Standards for the first time since 1986, rather than as a separate attachment. Additionally, the term Relative Positional Accuracy (RPA) has been changed to Relative Positional Precision (RPP) to properly reflect what the term represents. The definition of RPP has been clarified and the points involved in the analysis are now limited to the actual corners of the property surveyed. (See 3E)
- There are several new Table A items (See Table A Items 2, 10a, 10b, 19, 20 and 21) and revisions and clarifications to existing items (See Table A preamble, 5, 6a, 6b, 7b2, 8, 11b, 12, 14,).
- A new section on deliverables regarding digital copies (See 8).
- The section pertaining to certification now includes wording requiring that "the plat or map of an ALTA/ ACSM Land Title Survey shall bear ONLY the following certification, unaltered, except as may be required by jurisdictional requirements" (See 3B).

Contact us to request a seminar on the new standards.

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