SUMMARY OF 2026 CHANGES TO MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS

AS PREPARED BY NATIONAL DUE DILIGENCE SERVICES

Section 1 – Purpose of Survey; reidentified subsections and removed the word "on-site" as it applies to fieldwork to recognize modern technology (i.e. drones, lidar, and gps).

Section 2 – Request for Survey; orders must reference 2026 ALTA/NSPS Land Title Survey and specify which, if any, Optional Table A items to be included.

Section 3 – Surveying Standards and Standard of Care; revised Relative Positional Precision- the quality of measurement between two monuments-to be based on 95% confidence level only, removing the previous requirement of "approximately two standard deviations" as the prior requirement lead to misinterpretation of calculations.

Section 4 - Records Research; restructured to recenter the purpose of the survey, to specify to whom the responsibility of research requirements fall, to explicitly require title evidence as a prerequisite for an ALTA survey, and to qualify "benefitting" to mean appurtenant.

1. Removed the requirement to provide surveyors with current record descriptions of any adjoiners to the property to be surveyed, except where such adjoiners are lots in platted, recorded subdivisions.
2. Assigned responsibility of acquiring quasi-public documents to the surveyor, unless otherwise contracted or determined by state law.

Section 5- Fieldwork; definition broadened to reflect new technologies and practices and added requirement that vehicular access as noted in 5.B.iii.

Section 6- Plat or Map; updated requirements in reporting relationship of surveyed property boundaries to require notation of any parol statements by interested landowners or occupants as to title or boundary issues relating to the surveyed property.

Section 7- Certification; revised to reflect 2026 ALTA/NSPS standards and that certification may be extended to successors and assigns of the lender, if requested.

Table A items:

Item 15: Surveyor must agree with the client in writing on imagery to utilize, including source, date and/or version of imagery and licensing costs and requirements.

Item 19: Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map, unless required by the jurisdiction.

Item 20: Requires a table on face of the survey noting any existing conditions or potential encroachments. This table may not be a comprehensive list of all concerns shown on the plat or map of the survey.

Item 21: Any additional items negotiated between the surveyor and client must be identified and shown on face of survey.

nationalduediligenceservices.com
407-426-7979