

STAY DILIGENT

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2016 ALTA/NSPS Land Surveying Standards Significant Changes for Table A Items – Effective Feb. 23, 2016

Table A Items 1., 2., 3., 4., 5., 7., 10., 12., 14., 15., 16., and 17. no significant changes.

Table A Item 6.(a) - Zoning information is required to be provided to the surveyor by the client and not the insurer as set forth in 2011 *“...a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. ...”*. Requiring the client to engage municipalities directly or engage a zoning resource like CDS to provide the applicable zoning report.

Table A Item 6.(b) – The surveyor will be provided zoning setbacks and depict them if those requirements do not require an interpretation by the surveyor.

Table A Item 8. – Substantial features observed (in addition to the improvements and features required pursuant to Minimum Standards Section 5.) now contains *“... substantial areas of refuse...”* in addition to parking lots, billboards, signs, swimming pools, landscape areas.

Table A Item 9. – Number and type of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. *“Striping of clearly identifiable parking spaces on surface parking areas and lots.”* The significance is the surveyor is not required to provide a site plan or depict the striping within parking structures.

Table A Item 11. – Clarifies that the surveyor is responsible for identifying underground utilities through attempts to obtain utility plans, making the 811 utility location request, or information provided by the client. Former 2011 Table A Items 11.(a) and 11.(b) no longer exists for location of utilities. What was 11.(a) the above ground observance of utilities existing on or serving the surveyed property is now required pursuant to 2016 Minimum Standards Section 5.

Table A Item 13. – *“Names of adjoining owners according to current tax records. ...”*

Table A Item 18. – Focuses on wetlands and clarifies the survey’s responsibility to locate any field delineation of wetlands if placed by a qualified specialist hired by the client and not the determination of an area as wetlands. Former 2011 Table A Item 18. addressed sites being used as solid waste dump, sump, or sanitary landfill has been **deleted**. The responsibility for determination is placed with providers of environmental assessments, not the surveyor.

Table A Item 19. – Include any plottable offsite (i.e. appurtenant) easement or servitudes disclosed in documents provided or obtained as a part of the survey pursuant to Minimum Standards Section 5. and 6. Along with improvements as defined in Minimum Standards Sections 5. and 6. (client is responsible for obtaining necessary permissions). Former 2011 Table A Item 20.(a.) now 2016, Table A Item 19. 2011 Table A Item 20.(b) monuments placed at all major corners of any offsite easement or servitudes ... has been **deleted**.

Table A Item 20. – Addressing Professional Liability Insurance and further clarifying that the surveyor shall not address this item on the face of the plat or map.