

WFG Underwriting Bulletin



To: All Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: February 19, 2021
Bulletin No.: NB 2021-01
Subject: New ALTA/NSPS Survey Standards

ALTA/NSPS has completed its 5-year review of land survey standards, with the revisions to take effect February 23. Although some of the changes are for clarification purposes, others depart substantially from the 2016 standards. Some of the changes include:

1. Standards regarding underground utilities have been clarified. §5.E.iv
2. Easements. §5.E.ii,iii, and iv.
3. Title documents pertaining to rights-of-way, easements, and other survey-related matters that are a burden or a benefit to the subject property. §6.C.ii
4. Easements discovered in the field, not in title documents. §6.C.viii (added section)
5. Changes to Table A: wording of items may be negotiated. Items 6 (a) and (b), 11, 18, and 19 were revised.

Party Walls (former 10b) and Wetlands (former 18) were eliminated. Both can be added back in by the parties in 20 (formerly 21, but now 20 with the elimination of 18)

6. Clarification of the word “shall” when it appears in the standards. Where appropriate, the revision makes clear that “shall” means “must,” and the replacement is part of the new standards.

Orders received prior to the effective date but to be performed after the effective date may be completed under either set of standards, although the surveyor is to provide a disclaimer if completed under the 2016 standards.

[Attached hereto is a “redline” version of the 2021 ALTA/NSPS standard.](#) Agents who regularly require such surveys are encouraged to review the attachment and consider signing up for any of several planned seminars on the new standards.

NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company’s Underwriting Department. The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.