



7 NOTABLE CHANGES AND CLARIFICATIONS

The 2026 update focuses on clarity, precision, documentation, and overall transparency. The intent is to address ambiguities in the 2021 standards, reflect current technology, and reduce liability concerns. Most updates are procedural and documentation-related, with very little impact on project scope, schedules, or cost.

1 ENHANCED TRANSPARENCY AND CLEARER EXPLANATIONS

Key Sections: 6.B, including 6.B.iii and 6.B.viii

Surveyors must provide clearer notes on the plat when discrepancies appear. Examples include reasons for differences between measured and record distances, explanations for new legal descriptions when prepared, and any limits on access or observations that affect verification.

2 IMPROVED PRECISION REQUIREMENTS

Key Sections: 3.E and 6.B.x

The standards include tighter language on measurement accuracy and relative positional precision. Surveyors must note when precision exceeds the maximum allowed and give the reason. There is also clearer guidance on resolving boundaries when evidence is incomplete or conflicting.

3 BETTER COORDINATION WITH TITLE DOCUMENTS

Key Sections: 4 and 6.C, including 6.C.ii and 6.C.viii

There is stronger guidance for depicting easements, servitudes, and appurtenant rights. Notes must explain whether their locations are shown, not determinable, not evidenced in the field, are blanket easements, are illegible, or do not affect the property based on the description. Surveyors must also notify the insurer if they discover a recorded easement that was not listed in the title documents.

4 WATER FEATURES AND BOUNDARIES

Key Sections: 5.I and 6.B.vi

Updates clarify how water boundaries should be located to match record descriptions, such as top of bank or high water mark. When a water feature forms a boundary, the plat must include the date measured, the feature that was located, and an acknowledgment that the boundary may change naturally.

5 FIELD PROCEDURES

Key Sections: 5, including 5.B, 5.C, 5.D, and 5.E

Guidance is refined for observing and reporting utilities, encroachments, access, rights-of-way conditions, and off-site features that affect the property. The updates focus on clearer and more consistent documentation, not expanded scope.

6 TABLE A UPDATES

Key Sections: Table A and 6.D.ii(g)

There are minor revisions, renumbering, and cleanup of selected optional items. This includes items related to proposed rights of way and vertical relief or topographic sources. No major mandatory items were added. Any negotiated wording or additional negotiated items must be explained on the plat or map.

7 CERTIFICATION AND PRESENTATION

Key Sections: 7 and 6.D

Certification wording remains the same. The standards provide clearer rules for presentation details such as sheet numbering, captions, and revision dates.

Please contact your title representative to learn more.

