ALTA/NSPS Standards Subcommittee of the NSPS Standards Committee

Prepared by Gary R. Kent, PS - Chair

Abstract
This committee works on behalf of NSPS and with ALTA on the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. The committee meets every spring and fall in conjunction with the NSPS annual and semi-annual meetings.

Charges
- Continue discussions with ALTA to determine which, if any, of the standards need reviewing.
- Prepare a joint meeting concerning ALTA/NSPS subjects for NSPS meetings
- Aid in developing the answers to questions from members regarding the standards when requested to do so.

Discussion
The current version of the standards – now known as the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys - became effective on February 23, 2016. The new standards were the successful culmination of 2 years of effort by dozens, if not hundreds, of surveyors and a dedicated group of attorneys comprising the ALTA committee. The next revision is expected in about 2021.

Since the Standards were adopted (on October 8, 2015 by ALTA and on October 9, 2015 by NSPS), the Chair has presented programs on the new standards roughly 90 times in over 30 states. A number of other surveyors have received support from the Chair in presenting programs in other states.

The Chair and NSPS Executive Director Curt Sumner collaborate on a regular “questions and answers” feature in the NSPS News and Views publication on the ALTA/NSPS standards.

The Chair, who also chairs the corresponding committee for the American Land Title Association, maintains frequent contact with ALTA’s Kelly Romeo, the staff person responsible for assisting the ALTA committee.

The Chair has submitted two articles to the Mortgage Bankers Association, one of which has been published on their website and the other which will be soon. The articles focus on educating the lending community on Land Title Surveys: what goes into one, what changes were made in the 2016 version, certifications, liability, and the effect of some of the strategies currently being encouraged by lenders to cut costs and time out of real property transactions.

The Chair participated in a program on the 2016 Standards at the ALTA Business Strategies Conference in Indianapolis in March 2017.
The concept of an ALTA/NSPS Surveyor Certification program was brought before the Board of Governors and supported by the ALTA/NSPS Subcommittee approximately six years ago. There had been a committee appointed and the Chair has offered to be a resource for that committee. The Chair would like to see some action one way or the other on this proposed initiative.

**Recommendations** – Some action on the ALTA/NSPS Surveyor Certification suggestion.

**Motions to be considered by the NSPS Board of Directors** - None.

**Committee Members:** Subcommittee members are Gary Kent (Chair), Craig Amey, Paul Burn, Armand Marois and Bob Neathamer with many de facto members being those attending the semi-annual meetings or otherwise participating in the on-going discussions.