



## ALTA/ACSM standards

### NSPS

Please send questions/comments you may have about the standards to NSPS Executive Director Curt Sumner via email at [curtis.sumner@nps.us.com](mailto:curtis.sumner@nps.us.com). Responses will be posted in NSPS News and Views.

### Question:

I been licensed since 1990, never had a request for an ALTA survey of a road corridor by CSX with no title commitment, please let me know your thoughts on this.

### Response:

Well, that's an interesting request. I'm guessing that are perhaps selling it and the buyer has requested an ALTA/ACSM Land Title Survey – that's the only logic I could find in such a request.

The 2011 ALTA/ACSM Standards require a title commitment. That's because the ALTA/ACSM Standards exist for purposes of supporting a title company when it is being asked to insure title without exception to survey matters. **BUT** we quickly recognized that that particular requirement is a bit too restrictive; we have decided that any sort of title research coming from a title company, or even an abstract of title is probably sufficient, not just a commitment. (We will be looking at this issue for the next revision of the standards).

All of that is nice and clear, but I am guessing you won't have any title work given the nature of railroads. If that is the case, you cannot technically perform at ALTA/ACSM Land Title Survey. However you could perform a boundary survey using the ALTA/ACSM Standards as the basis for the survey. You just could not entitle it as an ALTA/ACSM Land Title Survey, and your certification would have to somehow be qualified to say that the survey was performed in accordance with the 2011 ALTA/ACSM Standards, except that title work was not provided, and therefore the survey is not really an ALTA/ACSM Land Title Survey.

Of course, if they end up providing some sort of search or abstract or other title company product, you are in the clear to proceed with it as an ALTA/ACSM Land Title Survey.