

Chris Johnson – Worden Thane P.C.

cjohnson@wordenthane.com

ALTA/NSPS SURVEY STANDARDS, and CURRENT COVENANT ISSUES

Surveys comporting with American Land Title Association/National Society of Professional Surveyors (ALTA/NSPS) standards can be essential tools for investigating property and property conditions, and essential for the acquisition of many title endorsements. This presentation will review the most recent changes to the Minimum Standard Detail Requirements for such surveys and the optional survey information available upon request.

Pending ALTA policy revisions will address and define 'discriminatory covenants.' This presentation will take a brief look at the basis for covenants in real property in Montana, and review some history behind legal treatment of discriminatory covenants, including some very recent legal decisions and statutes from neighboring jurisdictions. If time allows, the somewhat new issue of affordability covenants will be addressed, and their possible impact on title to real property.

1) ALTA/NSPS Survey Standards

2) Covenants in Montana

a) Note on Discriminatory Covenants

b) Note on Affordability Covenants