

**Title 20—DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND
PROFESSIONAL REGISTRATION**

**Division 2030—Missouri Board for Architects, Professional Engineers,
Professional Land Surveyors, and Professional Landscape Architects
Chapter 19—Standards for Surveyor’s Real Property Report**

PROPOSED AMENDMENT

20 CSR 2030-19.010 Surveyor’s Real Property Report. The board is amending sections (1), (2), (3), (4), and (5).

PURPOSE: This rule is being amended to add the word “professional” in front of land surveyor due to passage of HB 343.

- (1) A *[registered]* **licensed professional** land surveyor in Missouri shall not provide to any party a Surveyor’s Real Property Report unless they are in the possession of a work order specified elsewhere in this chapter and signed by the borrower/purchaser indicating that they have been advised of the different types of surveying services available and the scope of each of these services. The required work order is to be initiated and signed during the loan application process. The Surveyor’s Real Property Report is to be used only for residential, single-family detached dwellings; duplexes; triplexes and fourplexes with not more than one (1) dwelling structure per previously surveyed and recorded parcel or tract. The Surveyor’s Real Property Report is not to be used for commercial, institutional, **or** industrial buildings or multifamily dwellings which share a common entranceway or stairwell.
- (2) **Research and Records**—The **professional land** surveyor shall perform adequate research, maintain sufficient recorded documentation, and provide the field crew with information necessary to locate the property in the field.
- (3) **Field Procedures**—Detailed notes shall be taken on each Surveyor’s Real Property Report and kept as a part of the **professional land** surveyor’s permanent records. A diligent search for existing control shall be made by the field crew and the highest order of monumentation available shall be used. Monumentation is defined as permanent and semi-permanent monuments described in the Minimum Standards for Property Boundary Surveys and other survey control, such as stones, axles, rebars, crosses and pipes. Occupation lines, such as fence lines, hedge rows, **and** mowing lines, are not considered monumentation unless supported by survey control. The **professional land** surveyor must obtain sufficient evidence relating to the property boundary to demonstrate general knowledge of the given area. Appropriate field instrumentation and measuring equipment needed to achieve the stated level of certainty shall be utilized. The norm would include **Electronic Distance Measuring** (EDM), theodolite, transits, and measuring tapes.
- (4) **Form of Report**—The report is a drawing of the parcel and it shall be furnished to the borrower/purchaser and shall show the following:

- (E) Easements shown on the subdivision plat shall be shown. If documentation of other easements is provided the **professional land** surveyor, they shall be shown together with their source;
- (5) Certification—A Surveyor’s Real Property Report shall not contain the word survey in any part of the report except as required in this standard, and must contain the following:
- (A) The name, address, and telephone number of the **professional land** surveyor responsible for the report and the name of the party who ordered the work;
 - (B) A statement that the report was either conducted by the **professional** land surveyor or under his/her immediate personal supervision, the date the report was made, and the real property description or the public record reference of the property shown in the report;
 - (C) A statement that the accompanying drawing is a representation of the conditions that were found at the time of the inspection and that the report does not constitute a property boundary survey and is subject to any inaccuracies that a subsequent property boundary survey may disclose. It shall state the fact that no property corners were set[,] and that the information shown on the drawing should not be used to construct any fence, structure, or other improvements. If the property dimensions are based upon unverified recorded or deed information, this shall be so stated. Include notification that the **professional** land surveyor is not extending a warranty to the present or future owners or occupants; and
 - (D) The **professional** land surveyor shall sign, seal, and date the report.

AUTHORITY: sections 327.041 and 327.272, RSMo [Supp. 2005] 2016. Original rule filed May 3, 1994, effective Dec. 30, 1994. Amended: Filed Dec. 1, 2005, effective June 30, 2006. Moved to 20 CSR 2030-19.010, effective Aug. 28, 2006. Amended: Filed October 31, 2016.

PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars (\$500) in the aggregate.

PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars (\$500) in the aggregate.

*NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects, PO Box 184, Jefferson City, MO 65102, via facsimile at (573)751-8046, or via email at moapels@pr.mo.gov. To be considered, comments must be received within thirty (30) days after publication of this notice in the **Missouri Register**. No public hearing is scheduled.*