

**WHEN SHOULD A  
HOMEOWNER / LANDOWNER  
CONTACT A SURVEYOR?**

**You Should Contact a Surveyor When Buying Property Because:**

- Only a map of the survey made by a Licensed Land Surveyor can define what you've purchased.
- A Surveyor will determine whether other people are entitled to partial use of your property through easements for utilities or rights-of-way.
- A Surveyor will determine whether fences, trees, buildings, building overhangs, gardens, driveways, sidewalks, swimming pools, house additions, and other property improvements actually lie on your property
- A Surveyor will determine whether your deed accurately describes the property you occupy.
- A Surveyor can provide an updated deed description for the property you are purchasing. This will allow you (or your Lawyer) to file your deed in the County Clerk's Office, thereby registering the transaction and preserving your property rights in the future.
- Since a survey provided by the seller may be old, it may not reflect changes to the property or its boundaries. A survey protects you by bringing potential legal problems to your attention so you can address them before you make your purchase.
- A Surveyor can mark the corners of your property with permanent monuments so you will always be aware of your legal property lines.

**You Should Contact a Surveyor When Refinancing Your Home or Applying for a Mortgage Because:**

- A bank or trust company will usually require a survey before lending money.
- Zoning, Planning, or Building laws may have changed since you purchased your home.

**You Should Contact a Surveyor Before Building Additions to Your House or Permanent Improvements to Your Property (like fences) Because:**

- You want to make sure you are building on your own property. Mistakenly building on a neighbor's property can cause legal problems and extra construction costs.
- A Surveyor can stake-out, or mark the location of proposed buildings so that you are sure they are on your property and meet all local setback requirements and zoning restrictions.
- In case of a dispute, your Surveyor can act as an expert witness, and will assume professional responsibility for your survey in court.

**You Should Contact a Surveyor When Subdividing Property or Selling Individual Lots Because:**

- Your Surveyor will survey the site and draft a proposed subdivision plan
- Your Surveyor will check and note planning restrictions, easements, and other legalities for your subdivision (for example: wetland delineation and mapping issues, minimum lot sizes and setbacks, etc...).
- Your Surveyor can engage other consultants to carry out preliminary studies, Engineering, planning, and environmental issues to submit with the draft subdivision plan - and ensure compliance with local, state, and federal laws.
- Your Surveyor can represent you and your project at Planning, Building, Zoning and Town & County Board meetings, if required.
- Your Surveyor will prepare final subdivision plans.
- Retaining a Surveyor will give your buyers and clients confidence in the purchase of your property, or one of the lots in your subdivision.
- Consulting a Surveyor may help simplify the Land Development Process, and a Surveyor will be able to make recommendations as to the feasibility of projects.