



## MEMO

### Effective January 1

At a regular meeting of council dated December 8<sup>th</sup>, 2025 Council has made the motion to include a requirement for Compliance of a property to require an up-to-date survey or real property report. In keeping in line with NL surveyors' limitation period, a survey/real property report will be required to be no older than 7 years old.

The fundamental purpose of all surveys is to provide property owners with an accurate determination of the size and shape (dimensions) of their property, only a licensed Newfoundland Land Surveyor may provide you with this information.

#### **Benefits to Purchaser and Seller:**

**Confirm what you are purchasing.** Are you really getting what you are paying for? Only a land surveyor knows your boundaries.

**Check the position of existing structures and fences.** To ensure that buildings and improvements are within the property lines and meet Municipal regulations.

**See what the property corners are.** Where does your property begin and end? Where does the municipal or highway property begin and end?

**Settle disputes with neighbor's.** Only a land surveyor can provide a legal definition of your property boundaries.

**Ensure there are no encroachments.** If a neighbor isn't aware of property lines (or has chosen to ignore boundaries) issues can arise that often require legal recourse.

Please contact the Town of Deer Lake Planning and Development Department if you require any further information. To allow for a grace period for sales that are already in process council will allow older surveys until March 1, 2026.