



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

OFFICE OF HOUSING

Interim Instructions for Surveyors for Form 91073M Pending HUD Revision of the Form

March 25, 2021
Office of Multifamily Production
Technical Support Division

Multifamily Production will accept the new 2021 ALTA/NSPS survey requirements. A revised HUD-91073M (Survey Instructions and Surveyor's Report) in redline format showing necessary changes to the HUD form to accommodate the underlying changes to the new ALTA/NSPS form is attached. HUD will allow surveyors for Multifamily transactions who use the 2021 ALTA/NSPS requirements to make the redlined edits to the 91073M without HQ review. Please note that these interim instructions are applicable to multifamily applications only, not Office of Health Care.

HUD recommends to participants the following transition and implementation guidance provided by ALTA:

- If you (surveyor) were/are under contract prior to Feb. 23, 2021 you could use the 2016 Standards - even if the survey is not completed until after the 23rd.
- If you (surveyor) were/are under contract prior to Feb. 23, 2021 and you know the survey will not be completed until after the 23rd, it would be logical, but not required to contract to use the 2021 Standards.
- "Updates" must be to the 2021 Standards if they are contracted after Feb. 23, 2021. The only exception to that might be if you (surveyor) contracted to do a 2016 survey before Feb. 23 and, for some reason, the closing was delayed so long that participants (owner, lender, HUD) wanted the survey "updated" before closing. In that case, you might be able to do that update to the 2016 Standards: not for a new conveyance but for the delayed conveyance.

If a new construction or sub-rehab project has a 2016 survey performed for initial closing, but Final Endorsement will occur after March 18, 2021 the final survey should meet the 2021 Standards. The surveyor should be alert to the changes to Table A between 2016 and 2021.

A revised Form 91073M is now in process to update the form to the ALTA 2021 Standard and likely will conclude later in 2021.

For questions use MAP Guide AAQ at <https://www.hudexchange.info/hudexchange-portal/> Select "Ask a Question." You will need to register as a HUD Exchange user if you have not already done so.