

New Land Plat Law Effective on July 1, 2012

A new law effective on July 1 significantly overhauls long-standing statutes applicable to land plats and maps filed in superior court clerks' offices in Georgia.

Act 599 enacted by legislators this year limits plat size, requires submittal of full-scale digital images of all plats submitted for filing, substitutes statutory minimum standards and specifications for preparing plats with rules and regulations adopted by the State Board of Registration for Professional Engineers and Land Surveyors, and provides a criminal penalty for licensed surveyors who fraudulently certify that a plat does not require approval of local planning and zoning agencies in order to be filed in the clerk's office.

Essentially, the biggest change impacting our customers is that, when a plat or map is submitted to the (clerk of superior court) for filing, the filing party must submit two original paper copies and a digital, full-scale copy of the actual paper original on a Compact Disk (CD), scanned in Tagged Image File Format (TIFF) at 200 dpi resolution. Historically, submittal of digital images was not required but, at the request of the members of the Surveying and Mapping Society of Georgia and superior court clerks, a provision was added to the act requiring the filing party to provide them at the time of filing. Doing so shifts the costs for digitizing plats from taxpayers to those actually filing plats and improves the legibility and quality of original plats when copies are required after filing and recordation.