

NOT PUBLISHED – NOT RELEASED – DRAFT VERSION ONLY
FOR PUBLIC COMMENT from 07-15-2026 to 07-31-2026
PROVIDE ANY COMMENTS TO: FORMS@ALTA.ORG BY 7-31-2026

ALTA 17.3 ENDORSEMENT – ACCESS AND ENTRY – LAND UNDER DEVELOPMENT

This endorsement is issued as part of
Policy Number _____
issued by
BLANK TITLE INSURANCE COMPANY

1. For purposes of this endorsement only:
 - a. “Access Improvement” means a curb cut or entry to access the Street to be built or constructed after Date of Policy according to the Plans.
 - b. “Plans” mean the survey, site and elevation plans, or other depictions or drawings prepared by [Drafting Instruction: insert name of architect or engineer] dated [Drafting Instruction: insert date prepared], last revised [Drafting Instruction: insert date last revised], designated as [Drafting Instruction: insert name of project or project number] consisting of [Drafting Instruction: insert number of sheets] sheets.
 - c. “Street” means [Drafting Instruction: insert name(s) of existing street(s), road(s), or highway(s)]
2. The Company insures against loss or damage sustained by the Insured if, at Date of Policy:
 - a. The Land does not abut the Street;
 - b. The Street is not physically open and publicly maintained; or
 - c. The Insured will have no right to use an Access Improvement because the right of access to and from the Land along the Street at the location of the Access Improvement has been relinquished or terminated as shown by a document recorded in the Public Records that describes any part of the Land.
3. The Company also insures against loss or damage sustained by the Insured if, at time of completion of an Access Improvement after Date of Policy, the Land does not have both actual vehicular and pedestrian access to and from the Street because the Land does not abut the Street at the location of the Access Improvement.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys’ fees, or expenses) resulting from any physical change or change to the legal status of the Street after Date of Policy, including but not limited to widening, narrowing, alteration, abandonment, or vacation of the Street.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

[Witness clause]

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By: _____
[Authorized Signatory]