

# Factors Affecting the Cost of a Boundary Survey in Idaho

## Abstract

Boundary surveys are essential for establishing legal property lines, resolving disputes, and ensuring compliance with state regulations. In Idaho, survey costs are influenced by factors such as terrain, property size, legal requirements, and surveyor expertise. Additionally, Idaho statutes impose specific standards for survey documentation, monumentation, and filing. This paper will examine the cost factors and highlight relevant Idaho laws that impact the cost of boundary surveys.

## Introduction

Boundary surveys serve a critical role in property management, real estate transactions, and land development. While costs vary based on physical and legal complexities, Idaho-specific regulations add additional considerations. This document outlines key influences on survey pricing and provides guidance for property owners and managers seeking cost-effective solutions.

## Key Factors Influencing Boundary Survey Costs in Idaho

### 1. Property Size and Shape

Larger properties require more extensive surveying which may increase costs. Irregularly shaped parcels demand additional measurement points and can further impact pricing.

## Tips to Manage Costs

- If purchasing a property, request previous surveys to determine accuracy before conducting a new one.
- Opt for surveys when vegetation is minimal, reducing the time required for measurement.
- Work with surveyors who provide a clear scope of work and pricing.



## 2. Terrain and Accessibility

Idaho's diverse landscape—ranging from mountainous regions to agricultural plains—affects survey difficulty. Dense vegetation, steep slopes, and remote locations necessitate specialized equipment and additional labor.

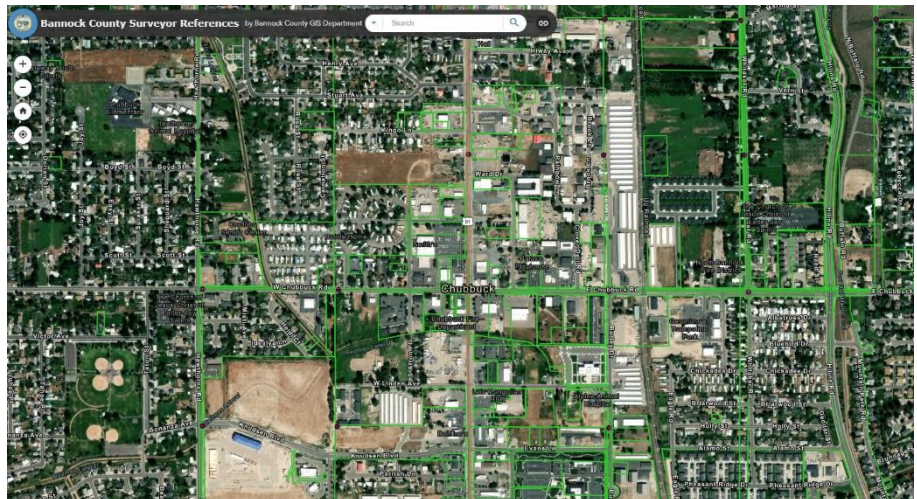


### Tips to Manage Costs

- Clear overgrown brush or obstacles in the general area to improve accessibility for surveyors.
- Use surveyors who leverage drone imaging and GPS equipment to minimize time spent navigating difficult terrain.
- Ensure paths to property boundaries are established for efficient fieldwork.

## 3. Availability and Quality of Records

Surveyors rely on historical records to verify property boundaries. Idaho law mandates that surveyors file a **Record of Survey** when discrepancies arise, boundary lines are established, or any new monuments are set as part of the survey. Poor documentation increases research time and costs. Some Counties in Idaho have historical survey records available online for easy access and review.



### Tips to Manage Costs

- Before hiring a surveyor, you should obtain prior records from the county recorder's office.
- Maintain updated title documents and previous survey documents to avoid rework.

- Work with surveyors experienced in title research to reduce time spent verifying old records.

#### 4. Legal and Regulatory Requirements

Idaho's **Recording of Surveys Act (Title 55, Chapter 19, Idaho Code)** requires surveyors to file records within **90 days** if they establish new boundary lines or set property corner monuments, e.g. Iron rods, iron pipes, etc. Compliance with these regulations may add administrative costs.

- **Idaho Code § 55-1904:** Specifies when a record of survey must be filed, including cases where new boundary lines are determined or existing monuments are re-established.
- **Idaho Code § 55-1906:** Outlines the required contents of a record of survey, including property descriptions, monument locations, and surveyor certification.
- **Idaho Code § 55-1910:** Defines the duties of county recorders in maintaining survey records and ensuring accessibility.

#### Tips to Manage Costs

- Ensure your surveyor is familiar with the **Idaho Society of Professional Land Surveyors' (ISPLS) Standards of Practice** to avoid compliance delays.

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IDAHO SOCIETY OF PROFESSIONAL LAND SURVEYORS

**STANDARDS OF PRACTICE  
FOR PROFESSIONAL BOUNDARY LAND  
SURVEYS**

- Discuss monumentation requirements beforehand to prevent unexpected filing fees.
- Plan surveys well in advance to avoid rush processing costs associated with legal filings.

[ISPLS Standards of Practice](#)



## 5. Encroachments and Easements

If a survey reveals encroachments or easements, additional legal assessments may be required. Idaho's **Corner Perpetuation and Filing Act (Title 55, Chapter 15, Idaho Code)** governs monument placement and restoration, influencing survey complexity.

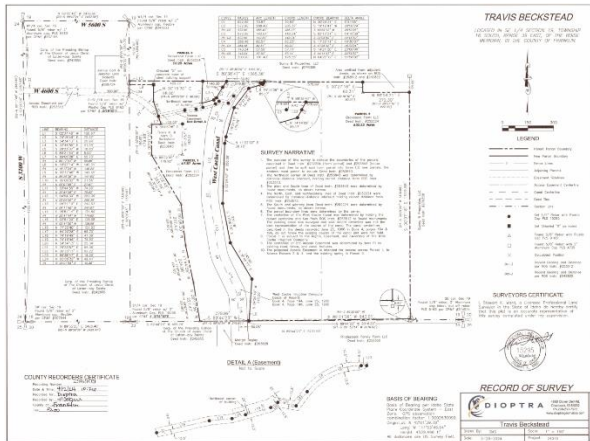
### Tips to Manage Costs

- Conduct boundary assessments before making property modifications to avoid legal disputes.
- Work with experienced surveyors who can identify easements early.
- Resolve minor boundary discrepancies informally before escalating to legal action.



## 6. Surveyor Expertise and Technology

Licensed surveyors in Idaho must adhere to the **Standards of Practice for Professional Boundary Land Surveys** established by the **Idaho Society of Professional Land Surveyors (ISPLS)**. Advanced technology, such as GPS and drone imaging, can improve efficiency but may increase costs.



### Tips to Manage Costs

- Request surveyors who specialize in digital mapping for quicker, more precise results.
- Choose professionals who offer fixed-rate pricing rather than hourly charges.
- Compare surveyor credentials to ensure they align with Idaho state licensing requirements.

## 7. Market Conditions and Regional Variations

Surveying costs fluctuate based on demand, competition, and regional economic factors. Urban areas may have higher pricing due to specialized expertise and regulatory complexities.

## Tips to Manage Costs

- Plan survey projects during low-demand seasons to secure competitive pricing.
- Consider firms with multi-county experience for broader cost comparison.
- Request bulk pricing for multiple adjacent properties to maximize efficiency.

## Best Practices for Managing Survey Costs

- **Obtain Multiple Quotes:** Compare pricing and services from licensed Idaho surveyors.
- **Verify Record Availability:** Ensure relevant deeds, plats, and prior survey records are accessible to minimize research time.
- **Plan Ahead for Terrain Challenges:** Clearing vegetation or improving access to property boundaries can reduce surveyor workload.
- **Understand Regulatory Requirements:** Consulting with local authorities can prevent unexpected legal expenses and compliance delays.
- **Leverage Technology:** Opting for surveyors who use efficient digital mapping tools can streamline processes.

## Conclusion

The cost of a boundary survey in Idaho is influenced by multiple factors, including terrain, legal requirements, and surveyor expertise. By understanding these elements and applying strategic cost-management practices, property owners and managers can achieve accurate boundary surveys while ensuring compliance with Idaho regulations.