

House Location Surveys:



An overview for homeowners

What is a House Location Survey?

A House Location Survey is a survey showing property lines, easements, and existing structures, and site features (such as houses, sheds, driveways, and fences) on an individual residential property.

They are created by certified Land Surveyors and are signed and stamped by the Surveyor. Usually, they are on an 8 ½" x 14" sheet of paper and are scaled so they can be measured. Key items include:

- The survey is shown to-scale. It is not shrunk or distorted.
- The entire survey is shown, and not cut off.
- The surveyor's seal, signature, and survey scale are visible.

What is "to-scale?"

Surveyors use a scale (i.e. 1 inch= 30 feet) to ensure information accurately reflects the measurements taken on site. A 'to-scale' survey is a copy of the original survey with all lines (as measured on the page) identical to the original. This means a to-scale copy must be on the same sized paper as the original. For example, if the original survey is printed on an 11" x 17" sheet, then only a copy on that paper size will be acceptable, and not a copy on 8.5" x 11" sized paper. City staff will verify surveys are scaled before processing applications.

When do I need a House Location Survey?

Most outdoor projects require a house location survey as part of the zoning review process. Examples include: driveway expansions, fences, sheds, decks, and additions.

Where do I get a copy of my Survey?

You may have received a house location survey of your property at closing when you purchased the home. If a survey was not included in the closing paperwork, you may need to hire a Land Surveyor to prepare one for your property. If you did receive a copy, but it is not scaled, you may contact the mortgage company, title company, or surveyor who did the survey and request a scaled copy.

The City of Manassas does not keep a comprehensive inventory of every survey in the City.

For more information, email permitstatus@manassasva.gov, call 703-257-8278, or visit manassasva.gov.