



OFFICE OF HOUSING

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

March 8, 2024

ADMINISTRATIVE MEMORANDUM

MEMORANDUM FOR: All Multifamily HUD Directors and Staff
All Office of Healthcare Programs HUD Directors and Staff
All Regional Counsel and Deputy Regional Counsel
All Chief Counsels and Associate Regional Counsel for Programs
All OGC Closing Attorneys
All FHA Approved Multifamily/Health Care Mortgagees
All Section 202/811 Stakeholders

FROM: Willie Fobbs, III, Director, Office of Multifamily Production

Tim Gruenes, Director, Residential Care Facilities Production

Geoffrey Papsco, Director, Office of Hospital Facilities

SUBJECT: ALTA 2021 Title Loan Policies Approved by HUD

The American Land Title Association (ALTA) has issued a new set of standard title insurance forms known as the ALTA 2021 series. The last substantial ALTA form initiative resulted in the implementation of the ALTA 2006 series forms, which was accepted by HUD at that time. The 2021 change was undertaken to address the realities of ensuring real estate transactions in the modern world, including electronic documents and remote notaries.

Now that these forms are fully implemented and commissioned by each state and by ALTA nationally, there is significant push from the title insurance industry for HUD to start accepting the ALTA 2021 series. Effective immediately, both the ALTA 2021 series and the 2006 policy forms may be used for all Multifamily and Office of Healthcare closings during a transition period up to and including June 30, 2024. Effective July 1, 2024, the ALTA 2021 policy forms will be required for all Multifamily and Office of Healthcare closings. Adoption of the ALTA 2021 series will ensure standardization across the HUD Multifamily and Healthcare Programs.