



TO: Approved NC Attorneys of Chicago Title

FROM: Chicago Title North Carolina State Counsel

DATE: March 11, 2025

RE: **Lincoln and Catawba Counties Boundary Reestablishment**

On February 2, 2025, the boundary line between Catawba and Lincoln counties shifted to the south, increasing the territory recognized as being in Catawba, and reducing the territory in Lincoln accordingly. The counties estimate that this boundary shift affected approximately 800 properties. The properties affected are shown at <https://arcgisserver.lincolncountync.gov/countyline/> or <https://bit.ly/catawbalincolnline>.

The shift resulted from an official state survey requested by both counties and delivered February 2, 2024. The counties had a year to come up with an alternative solution, but did not, so the boundary change went into effect automatically on the one-year anniversary. Identical bills are pending in each house of the General Assembly to make the boundary “the recognized common boundary line used by Lincoln County and Catawba County for taxation purposes and reflected in the counties’ geographic information systems maps.” We have no timetable on when (or if) these bills could be passed.

The pending bills would require recording of title documents in the “correct” county as of the effective date but would recognize documents recorded in the county “where the property is not located” if they were recorded before the effective date. Thus, for the period after February 2, 2025, an examination of title for the properties in the affected strip of land between the old and new county boundary lines would need to account for a property being in Lincoln County before that date, and in Catawba after that date – subject to the same property possibly being back in Lincoln County again if one of the pending General Assembly bills passes.

A number of properties may already have been recognized as lying in both counties, requiring a two-county title search. For properties in northern Lincoln County/Southern Catawba County which were previously understood to lie entirely in that county, a searcher may need to search in Lincoln through February 2, 2025, and in Catawba (or both counties) from February 2, 2025, forward.

If you are working on a parcel that is affected (or possibly affected) by this “shift” please contact underwriting support.

Please be aware that several other county-boundary adjustments are on the horizon, including: Granville-Franklin; Caswell-Person; Polk-Rutherford; Burke-McDowell; and Hoke-Robeson.