

Date of Hearing: April 7, 2026

ASSEMBLY COMMITTEE ON BUSINESS AND PROFESSIONS  
Marc Berman, Chair  
AB 1933 (Hoover) – As Introduced February 13, 2026

**SUBJECT:** Land surveyors: records of survey.

**SUMMARY:** Requires a county surveyor to return a record of survey to the respective licensed land surveyor or civil engineer that submitted it, and revises requirements related to a county surveyor's examination of a submitted record of survey.

**EXISTING LAW:**

- 1) Provides for the licensure and regulation of land surveyors by the Board of Professional Engineers, Land Surveyors and Geologists (BPELSG) within the Department of Consumer Affairs (DCA) under the Professional Land Surveyor's Act (Act). (Business and Professions Code (BPC) §§ 8700 *et seq.*)
- 2) Establishes various activities that, either in a public or private capacity, constitute the practice of land surveying, including but not limited to:
  - a) Locating, relocating, establishing, reestablishing, or retracing the alignment or elevation for any of the fixed works embraced within the practice of civil engineering.
  - b) Determining the configuration or contour of the earth's surface, or the position of fixed objects above, on, or below the surface of the earth by applying the principles of mathematics or photogrammetry.
  - c) Locating, relocating, establishing, reestablishing, or retracing any property line or boundary of any parcel of land, right-of-way, easement, or alignment of those lines or boundaries.
  - d) Making any survey for the subdivision or resubdivision of any tract of land.
  - e) Determining the position for any monument or reference point that marks a property line, boundary, or corner, or setting, resetting, or replacing any monument or reference point.  
(BPC § 8726)
- 3) Authorizes a licensed land surveyor to perform land planning in connection with the land surveying activities authorized under the Act. (BPC § 8761.2)
- 4) Authorizes licensed land surveyors and registered civil engineers to administer and certify oaths when:
  - a) It becomes necessary to take testimony for the identification or establishment of old, lost or obliterated corners;
  - b) A corner or monument is found in a perishable condition, and it appears desirable that evidence concerning it be perpetuated; or

- c) The importance of the survey makes it desirable to administer an oath to his assistants for the faithful performance of their duty.

(BPC § 8760)

- 5) Authorizes land surveyors, after making a field survey in conformity with their practice, to file a record of survey with the county surveyor in the county in which the field survey was made, and specifies certain instances in which this report filing is mandatory. (BPC § 8762)
- 6) Requires that the record of survey shall, among other applicable activities, demonstrate all monuments found, set, reset, replaced, or removed, describing their kind, size, and location, and giving other data relating thereto. (BPC § 8764(a)(1))
- 7) Requires that the filed record of survey shall be examined by the county surveyor for accuracy and compliance with the law within 20 working days of receipt, or within additional time as may be mutually agreed upon by county surveyor or the licensed land surveyor. (BPC § 8766)
- 8) Requires that, if the record of survey complies with the above examination requirements, the county surveyor endorse a statement of their examination on the record of survey, or otherwise provide a written statement of changes necessary to make it compliant, at which time the licensed land surveyor or civil engineer shall correct and re-submit the record of survey within 60 days. (BPC § 8767)
- 9) Requires that a permanent monument shall be reset in the surface of new construction or otherwise set to perpetuate the location if any monument could be destroyed, damaged, covered disturbed or otherwise obliterated, and that a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project. (BPC § 8771(c))
- 10) Requires survey monuments to be permanently and visibly marked or tagged with the certificate number of the surveyor or civil engineer setting it, each number to be preceded by the letters "L.S." or "R.C.E.," respectively, or shall be marked with the name of the public agency that set it. (BPC § 8772)
- 11) Requires that a person authorized to practice land surveying in California shall complete, sign, stamp, and file a "corner record" with the county surveyor in the county where the corners are situated, defined as a written record of corner establishment or restoration pursuant to the Survey of the Public Lands of the United States published by the federal Bureau of Land Management, as well as every accessory to such corner. (BPC § 8773(a))
- 12) Clarifies that any person authorized to practice land surveying may file a corner record for any property corners, property controlling corners, reference monuments, or accessories to a property corner. (BPC § 8773)
- 13) Requires that a corner record submitted to the county surveyor or engineer of a respective county shall be examined for accuracy and compliance with certain laws within 20 working days of receipt. (BPC § 8773.2)

- 14) Requires that, when conducting a corner record, the licensed land surveyor or registered civil engineer shall reconstruct or rehabilitate the monument of such corner, and accessories to such corner, so that the monument shall be left by them in as permanent a condition as reasonably possible for future use. (BPC § 8773.3)

**THIS BILL:**

- 1) Specifies that, when returning a record of survey for corrections, the county surveyor shall return it to the licensed land surveyor or registered civil engineer who presented it.
- 2) Requires that, when examining a corner record for compliance with law, a county surveyor shall verify compliance with Section 8772 of the Business and Professions Code related to proper setting and tagging of monuments.
- 3) Makes technical changes related to gender-neutral language.

**FISCAL EFFECT:** Unknown. This bill is keyed fiscal by the Legislative Counsel.

**COMMENTS:**

**Purpose.** This bill is sponsored by the *California Land Surveyors Association*. According to the author:

This is a common-sense bill that promotes greater reliability and consistency in the land surveying review process. This bill aims to address potential concerns related to the misrepresentation of licensed surveyors and inconsistencies when reviewing records. AB 1933 makes clarifying technical changes to California's Professional Land Surveyors' Act to improve these land surveying procedures.

**Background.** Land surveyors are an important part of civil administration, land development and property law. Land surveyors establish and update property boundary lines, ensure property boundaries are accurate, aid in creating maps, and provide information regarding topography and geographic features that is critical to construction and civil engineering projects. Land surveyors work with, or sometimes directly for, state and local governments, and can also provide mapping and property information for private entities.

*The Public Land Survey System.* Developed by the Land Ordinance of 1785 under the direction of Thomas Jefferson, the Public Land Survey System (PLSS) was first developed to divide and map out land ceded to the United States following the Revolutionary War. Since then, the PLSS has been the primary method of subdividing, describing, and making available for sale land that is ceded or acquired by the United States. As such, not every state is included in the PLSS — such as the original thirteen colonies, Texas, and others — but California is.

Land surveyed under the PLSS is divided by state, principle meridian, township, range, and section, with further subdivisions thereafter. Importantly, the corners of each township are marked upon surveillance; early surveyors would mark corners with makeshift physical markers or noted by natural characteristics (i.e. a nearby tree or body of water), while modern technology allows surveyors to set monuments in corners, as further described below. The US Bureau of Land Management continues to maintain and update the PLSS, and as such routinely resurveys and reestablishes the precise placement of these corners. Whenever a licensed land surveyor

establishes, re-establishes, or restores a corner as part of a survey, they must file a written “corner record” with the respective county surveyor or county engineer in the jurisdiction of the corner.

*Survey monuments.* As part of their duties of establishing and maintaining accurate property boundaries and corner records, land surveyors will mark or place “monuments” — also sometimes called “property markers” — to define the location of private or public property lines. Typical monuments are metal disks placed into the ground or otherwise permanently affixed to the land along the property boundary. Survey monuments must include the certificate number of the surveyor, engineer, or public agency that set it. Monuments are also often imprinted with relevant information, including the name of the surveyor or agency and the date the monument was placed, though this is not required by law.

*Records of survey.* When a licensed land surveyor performs a full property survey, they prepare a detailed “record of survey” that includes a map of the property boundaries, property corners, notable features, precise distances between property points, and more. While not required under every instance, there are many cases in which California law requires a land surveyor to submit a record of survey to the county surveyor in which the survey was conducted, including in cases which the survey discloses material evidence or changes not previously disclosed on a county or PLSS survey, or would potentially change the property lines of another county or PLSS survey.

Once a record of survey or a corner record is submitted to a county surveyor, they have 20 working days to examine the record of survey, and to either provide a statement of endorsement approving the survey and submit it to the county recorder, or to respond to the person who submitted the record with a list of deficiencies that are required to be corrected before it can be approved. When examining the records, county surveyors are to ensure that the record of survey not only is mathematically accurate, but follows relevant provisions of the Professional Land Surveyors’ Act, including proper legibility and disclosure of monument locations. Notably, while current law requires county surveyors to verify that monuments included in records of survey are properly set and tagged in accordance with Section 8772 of the BPC, it is silent on such a requirement for verifying corner records.

In response, this bill seeks to clarify that when reviewing a submitted corner record, county surveyors must ensure compliance with Section 8772 and verify that corner monuments are properly set and tagged with the land surveyor’s license number. Moreover, the author and sponsor contend that the current statute requiring county surveyors to return a record of survey to the “person” who presented it is too broadly worded, and poses risk that individuals who are not licensed surveyors could receive or modify survey documents associated with a surveyor’s license number unbeknownst to that licensee. As a result, this bill also seeks to clarify that the written statement of changes related to a record of survey be specifically sent to “the licensed land surveyor or civil engineer” who presented it.

**Current Related Legislation.** AB 2435 (Chen) would establish tiered penalties for convictions related to the practice of unlicensed land surveying. *This bill is currently pending in this committee.*

**Prior Related Legislation.** AB 3253 (Berman), Chapter 588, Statutes of 2024, extended the sunset date for the Board of Professional Engineers, Land Surveyors, and Geologists until January 1, 2029, and made various other changes in response to issues raised during the sunset review process, including the requirement that licensed land surveyors to restore or rehabilitate

any monument that is used as part of a survey to a permanent condition so that it may be referenced and used in the future.

**ARGUMENTS IN SUPPORT:**

This bill is sponsored by the *California Land Surveyors Association*, who writes: “AB 1933 is a narrowly tailored measure that strengthens professional accountability, promotes consistency in the review process, and enhances confidence in public land records relied upon by property owners, public agencies, and the broader public.”

**ARGUMENTS IN OPPOSITION:**

None on file.

**IMPLEMENTATION ISSUES:**

The author and sponsors intend for this bill to clarify the legal responsibility of a county surveyor to either return deficient records of survey and corner records to the respective licensee who submitted it, or to certify that such records are accurate and retain them. However, as drafted, this bill requires that a corner record filed with a county surveyor shall be securely fastened into a book “by the person submitting the corner record”. This seems to be a drafting error, as current law requires—and this bill intends to ensure—that county surveyors are the party legally responsible for binding finalized corner records.

**AMENDMENTS:**

In order to address the drafting error in Section 8773.2(d) of the current language, amend the bill as follows:

On page 3 after line 33:

(d) The corner record filed with the county surveyor of any county shall be securely fastened by ~~him or her~~ ~~the person submitting the corner record~~ the county surveyor into a suitable book provided for that purpose....”

**REGISTERED SUPPORT:**

California Land Surveyors Association (*Sponsor*)

**REGISTERED OPPOSITION:**

None on file

**Analysis Prepared by:** Edward Franco / B. & P. / (916) 319-3301