

Date of Hearing: April 22, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 1933 (Hoover) – As Amended April 8, 2026

Policy Committee: Business and Professions Vote: 19 - 0

Urgency: No State Mandated Local Program: Yes Reimbursable: No

SUMMARY:

This bill requires a county surveyor, when returning a record of survey for corrections, to return the record to the land surveyor or civil engineer who submitted it and imposes additional requirements on a county surveyor's examination of a "corner record."

Specifically, this bill:

- 1) Requires a county surveyor, when returning a record of survey for corrections, to return the record of survey to the licensed land surveyor or registered civil engineer, rather than the "person" who presented it.
- 2) Requires a county surveyor, when examining a "corner record" for compliance with law, to additionally verify compliance with Section 8772 of the Business and Professions Code (BPC) related to proper setting and tagging of monuments.

FISCAL EFFECT:

- 1) The Board of Professional Engineers, Land Surveyors and Geologists within the Department of Consumer Affairs (DCA) anticipates minor and absorbable costs.
- 2) Costs of an unknown amount local county surveyors for additional corner record examination requirements. These costs are not reimbursable by the state because a county surveyor has authority to charge and adjust fees as necessary to cover their cost of service.

COMMENTS:

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

This bill aims to address potential concerns related to the misrepresentation of licensed surveyors and inconsistencies when reviewing records. [This bill] makes clarifying technical changes to California's Professional Land Surveyors' Act to improve these land surveying procedures.

- 2) **Background. *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. In many cases existing law requires a land surveyor to submit a record of survey to the county surveyor in which the survey was conducted.

When a record of survey is submitted to a county surveyor, the county surveyor has 20 working days 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 written statement of changes that must be made before the record can be approved.

The author and sponsor assert requiring county surveyors to return a record of survey to the “person” who submitted it is too broad 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.

This bill requires the written statement of changes related to a record of survey be returned to the licensed land surveyor or civil engineer who submitted it.

Corner Records. If a licensed land surveyor establishes, re-establishes, or restores a property 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. A corner record serves as a permanent public record that future surveyors and property owners can rely on.

Existing law requires a county surveyor to examine a submitted corner record for compliance with specified provisions, including that a corner record be signed and sealed by a land surveyor or civil engineer. Existing law allows a county to collect a fee for examining, indexing, and filing a corner record, not to exceed the amount required for recording a deed.

As part of establishing and maintaining accurate property boundaries and corner records, land surveyors mark or place “monuments” (also called “property markers”) to define the location of private or public property lines. Existing law requires that a monument set by a land surveyor or civil engineer be permanently and visibly marked or tagged with the licensee’s certificate number.

This bill requires a county surveyor, when examining a corner record for compliance, to include compliance with monument identification and tagging requirements, pursuant to Section 8772 of the BPC.

Analysis Prepared by: Jennifer Swenson / APPR. / (916) 319-2081