



- 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 a county surveyor to return a record of survey with a written statement of changes to the person who presented it. (BPC § 8767)
- 7) Requires a corner record submitted to the county surveyor or engineer to be examined for compliance with BPC §§ 8765(d), 8773.1, and 8773.4, endorsed with a statement of examination and filed with the county surveyor or returned to the submitting party within 20 working days after receipt. (BPC § 8773.2)
- 8) Does not require a record of survey when the survey is a retracement of lines shown on a subdivision map, official map, or a record of survey, where no material discrepancies with those records are found and sufficient monumentation is found to establish the precise location of property corners thereon, provided that a corner record is filed for any property corners which are set or reset or found to be of a different character than indicated by prior records. (BPC § 8765(d))
- 9) Requires a corner record to be a single 8.5 by 11-inch sheet, which may consist of a front and back page. Authorizes the Board to prescribe by regulation the information which shall be necessary to be included in the corner record and the board shall prescribe the form in which the corner record shall be submitted and filed, and the time limits within which the form shall be filed. (BPC § 8773.1)
- 10) Requires a corner record to be signed by a licensed land surveyor or licensed civil engineer and stamped with his or her seal, or in the case of an agency of the United States government or the State of California, the certificate may be signed by the chief of the survey party making the survey, setting forth his or her official title, prior to filing, with specified exemptions. (BPC § 8773.4)

**This bill:**

- 1) Requires a county surveyor to return a record of survey with a written statement of changes to the licensed land surveyor or licensed civil engineer who submitted the record of survey.

- 2) Requires a corner record submitted to the county surveyor or engineer to be examined for compliance with BPC § 8772 to ensure the monument is 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, as the case may be or, if the monument is set by a public agency, it shall be marked with the name of the agency and the political subdivision it serves.
- 3) Makes technical changes and replaces gender specific references with gender neutral language.

**FISCAL EFFECT:** This bill is keyed as fiscal by Legislative Counsel. According to the Assembly Committee on Appropriations, the Board anticipates minor and absorbable costs. The bill will also result in costs of an unknown amount for 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. The Author states, “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.”
2. **Background.**

*Land surveyors.* Land surveying is the licensed professional practice of determining legal property boundaries and establishing the precise location of land features and improvements for purposes of ownership, development, engineering, and construction. Surveying underlies real estate transactions, subdivision maps, public infrastructure, utility placement, and the design and construction of buildings, roads, and other improvements throughout California.

*Review process for records of survey.* A record of survey is a map prepared by a licensed land surveyor or licensed civil engineer to establish property boundaries, easements, and document other physical elements relevant to a property record.

Current law establishes a review process for records of survey and corner records submitted by licensed land surveyors or licensed civil engineers. County surveyors must review these documents to ensure they comply with requirements in the Act before they are filed with the county recorder. If a record of survey does not comply with specific requirements, the Act requires the county surveyor to return the record of survey to the “person” who presented it, along with a written explanation of required corrections. However, the person who presented the record or survey could be a delivery service, employee, or other person who is not the licensee. This bill would ensure the licensee receives the written statement of changes necessary so corrections can be made to the record of survey so it may meet requirements as specified by the Act.

Additionally, when reviewing a corner record, the county surveyor checks the corner record for compliance with BPC §§ 8765(d), 8773.1, and 8773.4. These sections ensure the corner record is examined for compliance with size and format requirements, that the corner record is signed by a licensed land surveyor or licensed civil engineer and stamped with their seal, and that the form and time limits prescribed by the Board are adhered to. This bill would also authorize the county surveyor to examine the corner record to ensure the monument is marked or tagged with the certificate number of the surveyor or civil engineer setting it. This amendment brings the examination of corner records process consistent with examination of records of survey, leading to a consistent review process regardless of the document being reviewed.

*Assembly policy comments regarding implementation issues.* The Assembly Committee on Business and Professions noted that:

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.

The Board for Professional Engineers, Land Surveyors and Geologists also noted this issue and recommended amendments. The amendments were made on April 8, 2026. Therefore, no further action is needed.

3. **Arguments in Support.** The California Land Surveyors Association (Sponsor) 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.”

4. **Comments and Suggested Amendments.**

The Board took an Oppose Unless Amended position on this bill at its board meeting on May 14, 2026. While the proposed amendments are technical, they make important distinctions in the execution of the subject matter covered by this bill. Amendments include: 1) referencing civil engineers as licensed (not registered); 2) ensuring consistency when referring to who may submit a record of survey – a licensed land surveyors and licensed civil engineers; and 3) consistently referencing the county surveyor, the person to whom records of survey are submitted.

Accuracy in the practice acts leads to a better understanding of licensee expectations and in this case, procedures that others should follow, which will result in a higher level of compliance. Should the author accept these amendments, the Board removes its opposition to this bill.

- Amend BPC § 8767 as follows:

If the county surveyor finds that the record of survey complies with the examination in Section 8766, the county surveyor shall endorse a statement on it of their examination, and shall present it to the county recorder for filing. Otherwise the county surveyor shall return it to the licensed land surveyor or ~~registered~~ licensed civil engineer who presented it, together with a written statement of the changes necessary to make it conform to the requirements of Section 8766. The licensed land surveyor or ~~registered~~ licensed civil engineer submitting the record of survey may then make the agreed changes and note those matters which cannot be agreed upon in accordance with the provisions of Section 8768 and shall resubmit the record of survey within 60 days, or within the time as may be mutually agreed upon by the licensed surveyor or ~~registered~~ licensed engineer and the county surveyor, to the county surveyor for filing pursuant to Section 8768.

- Amend BPC § 8773 as follows:

(a) Except as provided in subdivision (b) of Section 8773.4, a person authorized to practice land surveying in this state shall complete, sign, stamp with ~~his or her~~ their seal, and file with the county surveyor ~~or engineer~~ of the county where the corners are situated, a written record of corner establishment or restoration to be known as a “corner record” for every corner established by the Survey of the Public Lands of the United States, except “lost corners,” as defined by the Manual of Surveying Instructions (2009), published by the federal Bureau of Land Management and every accessory to such corner which is found, set, reset, or used as control in any survey by such authorized person.

(b) After the establishment of a lost corner, as defined by the Manual of Surveying Instructions (2009), published by the federal Bureau of Land Management a record of survey shall be filed as set forth in Section 8764.

(c) Any person authorized to practice land surveying in this state may file such corner record for any property corners, property controlling corners, reference monuments, or accessories to a property corner.

- Amend BPC § 8773.2 as follows:

(a) A “corner record” submitted to the county surveyor ~~or engineer~~ shall be examined by the county surveyor ~~or engineer~~ for compliance with subdivision (d) of Section 8765 and Sections 8772, 8773, 8773.1, and 8773.4, endorsed with a statement of their examination, and filed with the county surveyor or returned to the submitting party within 20 working days after receipt.

(b) In the event the submitted “corner record” fails to comply with the examination criteria of subdivision (a), the county surveyor ~~or engineer~~ shall return it to the ~~person~~ licensed land surveyor or licensed civil engineer who submitted it together with a written statement of the changes necessary to make it conform to the requirements of subdivision (a). The licensed land

surveyor or licensed civil engineer submitting the corner record may then make the agreed changes in compliance with subdivision (a) and note those matters that cannot be agreed upon in accordance with the provisions of subdivision (c), and shall resubmit the corner record within 60 days, or within the time as may be mutually agreed upon by the licensed land surveyor or licensed civil engineer and the county surveyor, to the county surveyor for filing pursuant to subdivision (c). The county surveyor ~~or engineer~~ shall file the corner record within 10 working days after receipt of the resubmission.

**SUPPORT AND OPPOSITION:**

Support:

California Land Surveyors Association (Sponsor)

Opposition:

None received

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