
THIRD READING

Bill No: AB 1933
Author: Hoover (R)
Amended: 8/11/26 in Senate
Vote: 21

SENATE BUS., PROF. & ECON. DEV. COMMITTEE: 11-0, 6/15/26

AYES: Wahab, Choi, Archuleta, Arreguín, Caballero, Grayson, Menjivar, Niello,
Smallwood-Cuevas, Strickland, Umberg

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 77-0, 5/26/26 - See last page for vote

SUBJECT: Land surveyors: records of survey

SOURCE: California Land Surveyors Association

DIGEST: This bill 1) clarifies that a county surveyor who requires changes to a record of survey must return the record of survey with a written statement of necessary changes to the licensed land surveyor or licensed civil engineer who submitted the record of survey; and 2) authorizes county surveyors to verify that monuments are properly marked or tagged with the certificate number of the licensed land surveyor or licensed civil engineer setting it.

Senate Floor Amendments of 8/11/26 repeal amendments that were inadvertently made while making technical amendments requested by the Board for Professional Engineers, Land Surveyors and Geologists.

ANALYSIS:

Existing law:

- 1) Establishes the Professional Land Surveyors' Act, administered by the Board for Professional Engineers, Land Surveyors and Geologists, to regulate the

practice of professional land surveyors. (Business and Professions Code (BPC) §§ 8700, et seq.)

- 2) Authorizes a licensed land surveyor or licensed civil engineer to practice land surveying pursuant to the Act, as specified. (BPC § 8759)
- 3) Defines a land surveyor as a person who does or offers to do any one or more of the following activities of a land surveyor 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, as described in BPC § 6731.
 - 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, as defined.
 - e) By the use of the principles of land surveying, determines the position for any monument or reference point that marks a property line, boundary, or corner, or sets, resets, or replaces any monument or reference point. (BPC § 8726)
- 4) Authorizes land surveyors, after making a field survey, to file a record of survey with the county surveyor in the county in which the field survey was made and specifies instances when report filing is mandatory. (BPC § 8762)
- 5) Requires a county surveyor to return a record of survey with a written statement of changes to the person who presented it. (BPC § 8767)
- 6) 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)
- 7) 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))

- 8) 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)
- 9) 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.

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.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 08/11/26)

California Land Surveyors Association (source)

OPPOSITION: (Verified 08/11/26)

None received

ARGUMENTS IN SUPPORT: The California Land Surveyors Association 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.”

ASSEMBLY FLOOR: 77-0, 5/26/26

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Johnson, Kalra, Krell, Lackey, Lowenthal, Macedo, McKinnor, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

NO VOTE RECORDED: Lee, Muratsuchi, Celeste Rodriguez

Prepared by: Yeaphana La Marr / B., P. & E.D. /
8/12/26 16:18:52

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