

CENTRAL COAST CHAPTER of the CALIFORNIA LAND SURVEYORS ASSOCIATION

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Ms. Joan Hartmann
Santa Barbara County 3rd District Supervisor

The Central Coast Chapter of the California Land Surveyor's Association is a group of Professional Land Surveyors, Survey Technicians and other Mapping Professionals serving the Central Coast between Santa Barbara and Paso Robles. At a recent Chapter meeting, we had a presentation from the Santa Barbara County Surveyor, Mr. Aleksander Jevremovic to discuss the future of the map checking process in Santa Barbara County. One of the topics covered during this presentation was changing the review fee structure to "full cost recovery" for Record of Surveys and Corner Records.

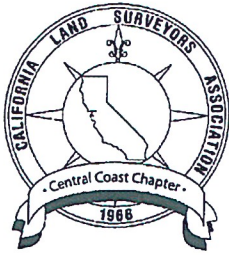
Record of Surveys and Corner Records are required by State Law to be submitted to the County Surveyor for review and filing or recording per the Professional Land Surveyors' Act, Business and Professions Code §§ 8700 – 8805 (PLS Act) when certain conditions are met during the course of a Survey. The most common condition is if a property corner is set in the field identifying the limits of a property.

The current review fee for a Corner Record in Santa Barbara County is \$17, this fee is regulated by the PLS Act 8773.2(e) "*A charge for examining, indexing, and filing the corner record may be collected by the county surveyor, not to exceed the amount required for the recording of a deed.*"

The current review fee for a one page Record of Survey in Santa Barbara County is \$512, this fee is regulated by PLS Act 8766.5, which reads in part "*...this one hundred dollars (\$100) maximum fee may be increased by the board of supervisors if such an increase is authorized by a duly adopted ordinance and the ordinance was adopted pursuant to a staff report demonstrating that the cost of providing the examination service actually exceeds one hundred dollars (\$100) per record of survey.*"

After a review of the County Codes covering 57 of the State's 58 Counties (Mariposa County information not available) the average review fee for a one page Record of Survey is \$444.87, with 12 of the Counties using a "deposit based, full cost recovery" system. Mr. Jevremovic noted the average review times for reviewing these maps was 20 hours in Santa Barbara County, which could potentially put the full review cost at \$3000 per map. After conducting an informal survey regarding the average review times of Records of Surveys across the State, we received responses from 5 other counties (San Luis Obispo, Kern, San Joaquin, Tolumne and Napa) and they averaged 5.5-6.5 hours of review time per map. This is over three times faster than Santa Barbara County using the same State Regulations from the PLS Act. Streamlining of the review process seems to be the biggest hurdle in keeping the map review cost reasonable for Santa Barbara County.

As Professional Land Surveyors', we have an understanding of the importance of Records of Surveys to the general public as tools to identifying the limits of your property. When surveyors file maps in the public record, this lowers the cost for the neighboring properties in the surrounding area to have their properties



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identified and potentially avoid costly litigation. The information provided by Land Surveyors could be used to build a thousand dollar fence or a multi-million dollar building. The importance of identifiable property corners is critical, especially with the high property values on the Central Coast. We hope you will consider keeping the review fee structure for Record of Surveys at its current level, as it could adversely affect the residents across the entire County.

We appreciate you taking the time to understand the potential impacts of this fee increase and are available to answer any questions that arise during your review.

Sincerely,

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