

**NEVADA STATE BOARD OF
PROFESSIONAL ENGINEERS
AND
LAND SURVEYORS**



**PLS Standards of Practice Committee
Meeting
January 27, 2025
Virtual**

1. Meeting Call to Order

2. Public Comment

3. Approval of
September 25, 2024,
PLS Standards of
Practice Committee
Meeting Minutes

NEVADA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
Minutes of the PLS Standards of Practice Committee Meeting
Held virtually, Wednesday, September 25, 2024, at 1:00 pm

Participating was Chairman Matthew Gingerich, PS Michael Kidd, PLS; Jason Higgins, PLS; Mark Cormier, PLS; Wayne Handrock, PLS; Dan Church, PLS and David Crook, PLS. Also joining were Mark Fakler, Executive Director, and Murray Blaney, Operations/Compliance.

1. Meeting conducted by Matt Gingerich, call to order and roll call to determine presence of quorum.

The meeting was called to order by Mr Gingerich, and a quorum was determined.

2. Public comment period.

There was no public comment virtually or via email.

3. Approval of May 29, 2024, PLS Standards of Practice Committee meeting minutes.

PLS 24-03 Mr Handrock made a motion, Mr Higgins seconded, to approve the May 29, 2024, PLS Standards of Practice Committee meeting minutes. The motion passed.

4. Discuss proposed revisions to NRS Chapter 327 as drafted by the Nevada Association of Land Surveyors (NALS), related to the Nevada Coordinate System.

Mr Gingerich asked Mr Higgins to review the revisions proposed by the NALS Legislative Committee.

Mr Higgins gave a background on the review and revision of NRS 327 which began back in 2018. He said a number of people have been involved over the years with Robert Carrington leading the charge to the finish line.

Mr Gingerich shared his screen and Mr Higgins reviewed line by line the proposed revisions to NRS 327 and asked for comments from the committee.

Mr Crook and Mr Gingerich suggested that text proposed for deletion (in section NRS 327.010.2) containing the reference to County names and which zone they were assigned, be kept and moved to the section of definitions (NRS 327.050).

A discussion ensued and the committee agreed to keep and move the text to a later section for reference purposes.

Staff were instructed to prepare a draft of the recommended change and to forward to the NALS Legislative Committee for consideration. (ACTION Item)

The committee then discussed that educational workshops may be required to fully inform the

surveying and GIS communities about changes from an earth-based to a satellite-based system. It was agreed that the NGS should be engaged to help with an outreach program for stakeholders in Nevada.

PLS 24-04 Mr Higgins made a motion, Mr Handrock seconded, to approve proposed revisions to NRS 327 with the edits as noted. The motion passed.

Mr Gingerich said the next step would be to get the revised text back from the NALS Legislative Committee to present to the board to consider for support at the October 10 Interim Board meeting.

5. Public comment period.

There was no public comment virtually or via email.

6. Adjourn.

Mr Gingerich thanked the committee for their participation and adjourned the meeting at 1:40 pm.

Respectfully,

Mark J Fakler
Executive Director

4. Possible Amendments to Proposed Regulations as Drafted by the LCB, R007-24

NEVADA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
Minutes of the Public Hearing Intent to Act Upon Regulations
Held at Virtually (Zoom) on Thursday, November 7, 2024, at 8:30am

Board members participating were Michael Kidd, PLS; Thomas Matter, public member; Karen Purcell, PE; Robert Fyda, PE; and Matthew Gingerich, PLS. Board members Angela Spata, PE; Brent Wright, PE/SE; Greg DeSart, PE; and Jay Dixon, PE were excused.

Also participating were Mark Fakler, Executive Director; Chris MacKenzie, Board Legal Counsel; Murray Blaney, Operations/Compliance; and Ed McGuire, Professional Standards.

Five (5) members of the public also participated in the hearing virtually.

1. Open hearing for LCB file number R007-24 by Chair Angelo Spata.

Mr Fakler said in Mr Spata's absence, the hearing would be chaired by board member Michael Kidd, PLS.

Mr Kidd called the hearing to order.

2. Public Comment.

There was no general public comment virtually or via email.

3. Presentation, discussion, and adoption of proposed changes to Nevada Administrative Code 625 as drafted by the Nevada Legislative Council Bureau, LCB file number R007-24, related to Professional Land Surveying Standards of Practice.

Mr Kidd said the regulations being considered at today's hearing can be found as an attachment to today's hearing agenda. The proposed changes have gone through the required public process in addition to numerous board committee and board meetings which provided a significant number of opportunities for public comment. He added the proposed amendments and repeals to Nevada Administrative Code are to update its Professional Land Surveyor standards of practice. NVBPELS last updated its Professional Land Surveyor standards of practice in 1997. Mr Kidd said the proposed amendments align with national standards and with modern practice. In addition, minor amendments were made where necessary to clarify the responsibilities of Professional Land Surveyors. Two regulations are proposed to be repealed as they are redundant to other regulatory requirements. Mr Kidd said he would hand off the reading of the proposed amendments and repeals to Mr Gingerich.

Mr Gingerich explained that he would read through each of the proposed changes then ask for public comment related to each specific regulation.

a. NAC 625.655 is amended to remove duplicative language.

Mr Gingerich said the first proposed edit is to NAC 625.655. This amended language removes duplicate language.

Mr Gingerich asked for public comment relating to NAC 625.655.

There was none.

b. NAC 625.666 is amended to update positional certainty for horizontal and vertical components of land surveys to align with national standards and reflect modern practice.

Mr Gingerich said NAC 625.666 is amended to update positional certainty for horizontal and vertical components of land surveys to align with national standards and conform with modern practice. He noted that section 1 a is corrected from a tenth of a foot to a half to five hundredths of a foot, which retains the current regulatory positional certainty. The tenth of a foot was a typo that was sent to the LCB and is reflected in the LCB draft. However, we noted the error and will be adopting the changes without making changes to existing regulatory tolerance.

Mr Gingerich asked for public comment relating to NAC 625.666.

- Art O'Connor, PLS

The first comment I have is that you need to move section five which is the definitions of the various uh classifications up to section two and move section two down. In section two you start talking about things using those classifications, but you haven't defined them yet so like urban, suburban that kind of stuff uh you need to define it first that needs to be section two okay.

My next comment is boy, these positional certainties don't make any sense. First off, the five hundredth of a foot is bigger than a rebar. You know, I would think you would want to at least hit the rebar with the thing. And so maybe something like two hundred or three hundred, but not five. That's bigger than the rebar. Anyway, so, and then down at the construction, we got three minutes of down at construction surveys. Those five hundredths again show up on curb and gutter stakeout. If you got a curb and gutter floating along at a half a percent, there's a lot of that in this town, and you are off by five hundredths, you can have a bird bath. And I have seen that in the field over the years.

50 years ago, when I started out land surveying, we staked out the JC penny and, we had to have those columns within a 32nd of an inch, not three quarters of an inch, a 32nd of an inch. And if we could do it back then with just a chain in bucks and spring balances, you should have no trouble doing it with an S seven, or something like that. But you are not going to get better than 0.05 with a GPS. So maybe you should be using the right instrument for when you're doing an urban survey. And I have seen surveys done by GPS as a curb and gutter surveys done with GPS. And boy, they were full of bird baths. And that's when I got the call. I think you need to tighten up those certainties a little bit and you definitely need to move section five up to section two. You need to define the terms before you start using them. That's all. Thank you.

Mr Gingerich in response said the committee understands that having the definitions of the survey classification appear in order before NAC 625.666 would be preferable. He said the request would be made to the LCB in the codification process.

Mr Gingerich said related to Mr O'Connor's for horizontal positional certainty, which is positional certainty related to boundary surveys, five hundredths listed is nationally accepted and the reviewing committee and the board are comfortable with that.

Mr Gingerich asked if there were any other comments related to NAC 625.666.

There were none.

c. NAC 625.670 is amended to add detail related to searching for and identifying monuments and other physical evidence that could affect the location of surveyed property boundaries.

Mr Gingerich said the proposed edits to NAC 625.670 add detail related to searching for and identifying monuments and other physical evidence that could affect the location of surveyed property boundaries.

Mr Gingerich asked for public comment related to NAC 625.670.

There was none.

d. NAC 625.720 is amended to update requirements for preparing a scaled drawing for a client.

Mr Gingerich said NAC 625.720 was proposed for amendment to update the requirements for preparing a scaled drawing for a client.

Mr Gingerich asked for public comment related to NAC 625.720.

e. NAC 625.740 is amended to update survey classifications to align with national standards.

Mr Gingerich said NAC 625.740 is proposed for amendment to update survey classifications to align with national standards.

Mr Gingerich asked if there were any comments, other than Mr O'Connor's earlier comment related to NAC 625.740.

There was no additional public comment.

f. NAC 625.760 is amended to change "shall" to "must" to align with Nevada regulatory language.

Mr Gingerich said the proposed edits to NAC 625.760 changing *shall* to *must* have been made to align with Nevada regulatory language.

There was no public comment.

g. NAC 625.775 is amended to update construction survey positional certainty for fixed works to reflect modern practice.

Mr Gingerich said NAC 625.775 is proposed for edit to update construction, survey positional certainty for fixed works to reflect modern practice.

Mr Gingerich asked for public comment related to NAC 625.775.

Mr O'Connor said his comment made earlier about curb and gutter tolerances relates to this regulation, where he believes it should be tighter than the five hundredths.

Mr Gingerich said he understood, but as mentioned earlier the stated tolerance is a national standard that the reviewing committee and the board decided not to make a change.

h. NAC 625.780 is amended to reflect modern practice and requires a land surveyor to retain materials created to support the construction survey conducted.

Mr Gingerich said NAC 625.780 is proposed for amendment to reflect modern practice and requires land surveyor to retain materials created to support the construction survey conducted.

Mr Gingerich asked for public comment related to NAC 625.780.

Mr O'Connor asked how long does the surveyor have to retain the documentation.

- Mr Kidd

I would think that alignment, and I will refer to Mr MacKenzie if he wants to chime in, but I would think as a surveyor, you will want to retain that as long as you felt your liability was exposed.

- Mr O'Connor

Yeah, well, if you write your contract, right, you got a year or something like that. Yeah, well, like some surveys all retained forever, like I just did one up in Tahoe where I had to survey the state boundary. And by golly, that one's going up on the wall.

- Mr Gingerich

That's a little different, that's a boundary survey. I think you would certainly want that, that duration would be a lot different than a construction layout.

- Mr O'Connor

In 50 years of surveying and I never did the state boundary before, but I did on this one.

- Douglas Schneider, PLS

This is Doug Schneider. With respect to retaining documents for construction surveys, it may not have a statute to repose or a statute that allows for claims against construction to run for a certain period of time.

- Mr MacKenzie

I'm not sure in terms of how it applies to surveys, but like latent defects can be as long as 10 years. And so that it depends on whether it's obvious or, you know, it's something you've discovered. So, it might be up to as long as 10 years for a construction defect claim or a latent defect. So how it relates to surveys, whether it was something that was obvious, that somebody should have discovered. I'd have to do a little research.

- Mr Gingerich

My take is, I don't know that it's applicable to define a time in this particular section. I mean, I think that that's really up to the to the practitioner. And I mean, you know, for a construction survey, I mean, you know, you're going to want that thing built and functional before you would even think about getting, you know, discarding your notes.

- Mr MacKenzie

I guess they're of record also, correct.

- Mr Gingerich

These aren't of record. There, you know, a construction survey. Typically, you'd perform your task.

- Mr Kidd

You'll have some cut sheets.

- Mr Gingerich

Those would all be retained by the surveyor. I think this statute really was about, it clarified, the

materials, I mean, you know, they're before, I think it's said something where you needed to provide them a cut sheet and that, in practice, just doesn't happen anymore. But what we've asked, what we thought is important to note that the surveyor retains those materials.

- Mr MacKenzie

I think it's a good question, though, as to, I mean, if it's a new surveyor, do they retain it for the rest of their career. Someone, towards the end of their career, how long are they required to retain after they even retire. So, I think it's a good question in terms of duration, because we've changed it. Prior there wasn't retention requirement, it was just provided. It's a good question you might want to consider as to how long that retention should be.

- Mr Kidd

So, I want a little more thought into it. I don't think 10 is an unreasonable number for that retention.

- Mr Gingerich

So, I think we do have an opportunity, there is time, we can certainly bring that comment back to the committee and go to the committee, and then we can discuss that. And then we'd have to go back through the same process, more or less, when we, the board would have to yeah, approve it, and then it would have to go for an adoption hearing again.

- Mr Blaney

I do recall it being discussed during the committee; it was hard to define. There is also the relationship between the surveyor and the client. Lots of things to consider, but as counsel said, Mr O'Connor poses a good question. It'll be noted in the minutes and then we will move it back to the committee for discussion and it will go back through the process.

Mr Gingerich thanked Mr O'Connor and Mr Schneider for their comments, and asked if there were any additional public comments relating to NAC 625.780.

There were none.

i. NAC 625.660 is repealed as it is redundant and not needed.

Mr Gingerich said NAC 625.660 is proposed for repeal as it is redundant and not necessary as what is stated can be found in other statutes and regulations.

Mr Gingerich asked for any public comment related to NAC 625.660.

There was none.

j. NAC 625.668 is to be repealed as it is redundant and not needed.

Mr Gingerich said NAC 625.668 is proposed for repeal as it is redundant and not necessary. The regulation refers to other regulations, therefore to circular logic and it is not necessary to have this regulation.

Mr Gingerich asked for any public comment related to NAC 625.668.

There was none.

Mr Kidd asked if there were any additional public comments on any of the regulations before moving to a motion.

- Trent Keenan, PLS

Looking back at the proposed changes in the regulations there is another reference to retain all documents under in NAC 625.666 4. (c). If the committee is going to go back and talk about a retention period as discussed in a previous comment, they maybe want to address where it states to “retain all documentation concerning the level of precision and positional certainty of any map, plat or survey” and consider the associated timeframe.

Mr Kidd thanked Mr Keenan for his comment and said the review committee would consider that.

Mr Kidd said based on the comments, NAC 625.666 and NAC 625.780 would be pulled for further review and consideration by the PLS Standards of Practice Sub-committee relating to retention timeframes. He said the remaining proposed regulations in R007-24 should now be considered for approval.

24-62 A motion was made by Mr Gingerich, seconded by Ms Purcell to adopt the regulations changes and repeals as presented in R-007-24, except for NAC 625.666 and NAC 625.780, which will be subject to further review. The motion passed unanimously.

Mr Kidd said with the passing of the motion and before closing the hearing he would open up for any additional public comment.

4. Public Comment.

There was no general public comment virtually or via email.

Mr Gingerich said before the closure of the hearing, he wanted to thank the subcommittee that worked on the regulation revisions. A lot of energy that went into that and we had support from a broad base of surveyors with great input. He added that he appreciated everybody's help and offered thanks to those with great comments today.

5. Close hearing for LCB file number R007-24.

Mr Kidd closed the hearing for LCB file number R007-24.

6. Adjournment.

Mr Kidd thanked the board members and the public attending for their participation and adjourned the hearing at 8:50 AM

**PROPOSED REGULATION OF THE
STATE BOARD OF PROFESSIONAL ENGINEERS AND
LAND SURVEYORS**

LCB File No. R007-24

May 6, 2024

EXPLANATION – Matter in *italics* is new; matter in brackets ~~omitted material~~ is material to be omitted.

AUTHORITY: §§ 1-3 and 5-9, NRS 625.140 and 625.250; § 4, NRS 625.140, 625.250 and 625.350.

A REGULATION relating to professional land surveyors; removing certain duplicative requirements concerning professional land surveyors; revising requirements for positional certainty for components of certain surveys and proposed fixed works; imposing certain requirements on professional land surveyors relating to the conducting of certain surveys; revising provisions governing the preparation of a scaled drawing of a survey; revising the classifications of land boundary surveys; requiring a professional land surveyor to retain certain materials created to support a survey; repealing certain obsolete provisions; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law authorizes the State Board of Professional Engineers and Land Surveyors to adopt all regulations, not inconsistent with the constitution and laws of this State, which are necessary for the proper performance of the Board, the regulation of the proceedings before it and the maintenance of a high standard of integrity and dignity in professional engineering and land surveying. (NRS 625.140) Existing law also requires the Board to administer certain provisions and requirements concerning professional land surveyors and requires it to do so by regulation as necessary. (NRS 625.250)

Existing regulations set forth various standards of practice for professional land surveyors. (NAC 625.651-625.795) **Section 1** of this regulation removes a duplicative requirement concerning the standards that a professional land surveyor is required to apply when engaging in the practice of land surveying in this State. **Section 9** of this regulation repeals a provision which provides that a professional land surveyor is responsible for adherence to the minimum standards of practice of land surveying on works where the professional land surveyor is the person in responsible charge of the work and that any failure to comply with minimum standards of practice may be considered by the Board as evidence of certain violations of the practice of land surveying. (NAC 625.660)

Existing regulations set forth certain requirements for positional certainty for the horizontal and vertical components of land boundary, control, geodetic and topographic surveys.

(NAC 625.666) Existing regulations divide land boundary surveys into the classifications of high urban, low urban, high rural and low rural and set forth requirements for positional certainty for the horizontal component of a land boundary survey specific to each classification. (NAC 625.666, 625.740) **Section 2** of this regulation eliminates the requirements for positional certainty for the horizontal and vertical components of control, geodetic and topographic surveys. **Section 5** of this regulation revises the classifications of land boundary surveys to divide such surveys into the classifications of urban, suburban and rural. **Section 2** revises requirements for positional certainty for the horizontal component of a land boundary survey to set forth requirements for such positional certainty specific to each of the new classifications set forth in **section 5**. **Section 5** additionally provides that land title surveys must be conducted using the requirements for positional certainty for the urban classification.

Section 2 additionally: (1) eliminates certain requirements for positional certainty that are measured in meters; (2) makes certain distinctions between decisions concerning monuments used for boundary determination and requirements for positional certainty; and (3) imposes certain requirements on a professional land surveyor relating to the conducting of a control survey and a topographic survey and the retention of certain documentation. **Section 9** repeals a provision imposing certain requirements concerning positional certainty for certain surveys that has been rendered obsolete by the revisions made in **section 2**. (NAC 625.668)

Existing regulations require a professional land surveyor to take certain actions in conducting a land boundary survey, including, without limitation, searching for and identifying monuments and other physical evidence that could affect the location of the boundaries of the surveyed property. (NAC 625.670) **Section 3** of this regulation specifies certain types of physical evidence that must be searched for and identified. **Section 3** additionally requires a professional land surveyor, in conducting a land boundary survey, to: (1) consider certain factors; and (2) include certain information on a survey map after making certain discoveries.

Existing regulations require a professional land surveyor to prepare a scaled drawing of the survey for presentation to the client and sets forth certain requirements for such a drawing. (NAC 625.720) **Section 4** of this regulation revises those provisions to eliminate the requirement that such a drawing be prepared and instead sets forth various requirements for a scaled drawing when such a drawing is prepared for a client.

Existing law requires a record of survey to contain a certificate prepared by the surveyor indicating certain information. (NRS 625.350) Existing regulations set forth the required form of a certificate if a certification by a professional land surveyor is required by a statute or local ordinance. (NAC 625.720) **Section 4** specifies that the form of such a certificate set forth under existing regulations applies to a certificate for a record of survey.

Existing regulations require a professional land surveyor who conducts a construction survey to place stakes or other materials used to mark the location of certain proposed fixed works within certain specified positional certainties. (NAC 625.775) **Section 7** of this regulation: (1) revises the proposed fixed works that are subject to such requirements; and (2) eliminates certain requirements for positional certainty that are measured in meters.

Existing regulations require a professional land surveyor who conducts a construction survey to provide to the owner's representative certain materials to describe the survey conducted. (NAC 625.780) **Section 8** of this regulation revises that requirement to instead require such a professional land surveyor to retain certain materials created to support the survey conducted.

Section 6 of this regulation makes a technical, nonsubstantive change to ensure the consistency of language used in the Nevada Revised Statutes and Nevada Administrative Code.

Section 1. NAC 625.655 is hereby amended to read as follows:

625.655 When engaging in the practice of land surveying in this State, a professional land surveyor shall apply all applicable statutes and regulations . ~~in addition to the minimum standards of practice for professional land surveyors established in NAC 625.651 to 625.795, inclusive.~~

Sec. 2. NAC 625.666 is hereby amended to read as follows:

625.666 1. ~~{The requirements for positional}~~ **Positional** certainty for the horizontal component of **a** land boundary ~~}; topographic, control and geodetic surveys are as follows:~~

~~Type of Survey~~

~~Positional Certainty~~

~~Meters~~

~~U.S. Survey Feet~~

~~Land Boundary Surveys~~

— High Urban	±0.02 m	±0.05 ft
— Low Urban	±0.04 m	±0.15 ft
— High Rural	±0.1 m	±0.3 ft
— Low Rural	±0.15 m	±0.5 ft

~~Control and Geodetic Surveys~~

— Precise Measurement Studies	±0.001 m to ±0.01 m	±0.002 ft to ±0.03 ft
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Type of Survey

Positional Certainty

	Meters	U.S. Survey Feet
— State Network	±0.02 m	±0.05 ft
— County Network.....	±0.04 m	±0.15 ft
— Local Network	±0.06 m	±0.2 ft
— Photogrammetric Control	±0.06 m to ±1 m	±0.2 ft to ±3 ft
Topographic Surveys		
— Engineering Design Surveys.....	±0.01 m to ±0.1 m	±0.03 ft to ±0.3 ft
— Planning Study Surveys	±0.02 m to ±0.05 m	±0.05 ft to ±0.15 ft
— Utilities Mapping	±0.15 m	±0.5 ft
— Feature Mapping	±0.3 m	±1 ft
— Resource Mapping	±0.5 m to ±100 m	±1.5 ft to ±330 ft

survey must be:

(a) For a land boundary survey classified as urban pursuant to NAC 625.740, plus or minus 0.05 feet.

(b) For a land boundary survey classified as suburban pursuant to NAC 625.740, plus or minus 0.15 feet.

(c) For a land boundary survey classified as rural pursuant to NAC 625.740, plus or minus 0.5 feet.

2. ~~{The requirements for positional}~~ *Positional* certainty for the vertical component of *a* land boundary ~~{, control, geodetic and topographic surveys are as follows:~~

Type of Survey	Positional Certainty	
	Meters	U.S. Survey Feet
Land Boundary Surveys	±0.05 m	±0.15 ft
Control and Geodetic Surveys		
Other Than		
Photogrammetric Control		
Surveys	±0.005 m to ±0.03 m	±0.02 ft to ±0.1 ft
Photogrammetric Control		
Surveys	±0.03 m to ±0.5 m	±0.1 ft to ±1.5 ft
Topographic Surveys	National Map Accuracy Standards}	

survey must be plus or minus 0.15 feet.

3. ~~{For the purposes of this section, the National Map Accuracy Standards, as they existed on November 14, 1997, are hereby adopted by reference. A copy of the National Map Accuracy Standards may be obtained from the United States Geological Survey, Department of the Interior, 12201 Sunrise Valley Drive, Reston, Virginia 20192, at no cost.}~~ *The acceptance or*

rejection of an existing controlling monument used for boundary determination is separate and distinct from the requirements of positional certainty set forth in subsections 1 and 2.

4. A professional land surveyor shall:

(a) For a control survey, document the horizontal and vertical data, the coordinate system and the reference points used to establish the network of control points that provide control for subsequent boundary, topographic or construction surveys;

(b) For a topographic survey made to determine the configuration of the contour of the surface of the earth or the position of fixed objects, select the equipment and procedures to obtain horizontal positional certainty and vertical positional certainty appropriate for the project; and

(c) Retain all documentation concerning the level of precision and positional certainty of any map, plat or survey.

Sec. 3. NAC 625.670 is hereby amended to read as follows:

625.670 In conducting a land boundary survey, a professional land surveyor shall:

1. Search pertinent documents, including, but not limited to, maps, deeds, title reports, title opinions and the records of the U.S. Public Land Survey System.

2. Thoroughly examine the information and data acquired ~~H~~ *and consider:*

(a) Junior and senior property rights;

(b) Retracement of the original survey;

(c) Evidence provided by existing records; and

(d) Proper application of the priority of calls used to determine boundaries when there is a conflict between elements within a land description.

3. Diligently search for and identify monuments and other physical evidence , *including, without limitation, evidence of easements, lines of physical occupation and possible observed encroachments upon the property*, which could affect the location of the boundaries of the property being surveyed.
4. Conduct field measurements necessary to relate adequately the position of all apparent evidence pertinent to the boundaries of the property being surveyed.
5. Make computations to verify the correctness of field data acquired and confirm that results of measurements are within acceptable limits of tolerance. Computations must be made to determine the relative positions of all found evidence.
6. *When a material discrepancy is discovered between the record information that is reported on a map or record of survey and the measured information that is collected by the professional land surveyor, show the measured information on the survey map in addition to all pertinent record information.*

Sec. 4. NAC 625.720 is hereby amended to read as follows:

- 625.720 1. ~~{A}~~ *When a* professional land surveyor ~~{shall prepare}~~ *prepares* a scaled drawing of ~~{the}~~ *a* survey for presentation to ~~{the}~~ *a* client ~~{The}~~ , *the* drawing must ~~{comply}~~ :
- (a) Comply* with the provisions of NRS 625.340, 625.350 and 625.565 ~~{}~~ ;
 - (b) Be of a scale sufficient to clearly show details; and*
 - (c) Include, without limitation:*
 - (1) A scale, legend and north arrow;*
 - (2) On each sheet of the drawing, an indication of the number of the sheet, the total number of sheets within the drawing and its relation to each adjoining sheet;*

(3) All recorded, measured and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including the bearings and distances of straight lines, central angle, radii and arc length for all curves and such information as may be necessary to determine the location of the centers of curves; and

(4) A written narrative on boundary analysis when necessary to explain any material discrepancies or support unclear portions of the drawing.

2. In cases where a certification is required by statute or local ordinance, the professional land surveyor shall certify only those matters personally known to be true.

3. The certificate *for a record of survey* must be in the following form:

SURVEYOR'S CERTIFICATE

I, (name of professional land surveyor), a Professional
Land Surveyor registered in the State of Nevada, certify that:

1. This plat represents the results of a survey conducted under my supervision
at the instance of (owner, trustee, etc.).

2. The land surveyed lies within (section, township,
range, meridian, county and city, if incorporated), and the survey was completed on
..... (date).

3. This plat complies with applicable statutes of this State and any local
ordinances in effect on the date that the survey was completed, and the survey was
conducted in accordance with chapter 625 of the Nevada Administrative Code.

4. The monuments depicted on the plat are of the character shown, occupy the positions indicated and are of sufficient durability.

5. (Any other information that the professional land surveyor personally knows to be true concerning the land surveyed.)

(Validated seal of the professional land surveyor);

(Name and license number of the professional land surveyor printed below the seal).

Sec. 5. NAC 625.740 is hereby amended to read as follows:

625.740 1. ~~{Boundary}~~ *Land boundary* surveys ~~{have-been}~~ *are* divided into the ~~{following four}~~ *urban, suburban and rural* classifications ~~{}~~. *The:*

(a) ~~{High}~~ Urban ~~{-Surveys-of}~~ *classification consists of surveys performed on* land lying within or adjoining a city or town, including surveys of commercial and industrial properties, condominiums, townhouses, apartments and other multiunit developments, regardless of geographic location.

(b) ~~{Low-Urban-Surveys-of}~~ *Suburban classification consists of surveys performed on* land lying outside ~~{high}~~ urban areas and ~~{used-almost-exclusively}~~ *developed* for single family residential use ~~{-for-residential-subdivisions-}~~.

(c) ~~{High}~~ Rural ~~{-Surveys-of}~~ *classification consists of surveys performed on* land ~~{such-as}~~ *, including* farms and ~~{other}~~ undeveloped land *, lying outside* ~~{the-low}~~ urban *and suburban* areas ~~{-which-may-have-potential-for-future-development-}~~.

~~(d) Low Rural. Surveys of land normally lying in remote areas with difficult or barren terrain and which usually have limited potential for development.~~

2. ~~[A]~~ *Except as otherwise provided in subsection 3, a* professional land surveyor shall use the classifications described in subsection 1 and the requirements for positional certainty for those classifications prescribed in *subsection 1 of* NAC 625.666 to establish the locations of monuments in a *land* boundary survey.

3. A professional land surveyor shall, when conducting a land title survey, use the requirements for positional certainty for the urban classification prescribed in paragraph (a) of subsection 1 of NAC 625.666 to establish the locations of monuments in the survey.

Sec. 6. NAC 625.760 is hereby amended to read as follows:

625.760 Before beginning a construction survey, a professional land surveyor ~~{shall}~~ *must* obtain from the owner's representative a complete set of the contract drawings and specifications approved by the appropriate federal, state and local agencies and any special instructions for the proposed fixed works.

Sec. 7. NAC 625.775 is hereby amended to read as follows:

625.775 A professional land surveyor who conducts a construction survey shall place the stakes or other materials used to mark the location of the proposed fixed works within the following positional certainties:

Proposed Fixed Works	Horizontal Positional	Vertical Positional	
	Certainty	Certainty	
	{Meters}	Feet	{Meters} Feet

Rough Grades.....	{±0.03 m}	±1 ft	{±0.06 m}	±0.2 ft
Subgrades.....	{±0.15 m}	±0.5 ft	{±0.015 m}	±0.05 ft
Finish Grades	{±0.15 m}	±0.5 ft	{±0.015 m}	±0.05 ft
Buildings.....	{±0.015 m}	±0.05 ft	{±0.01 m}	±0.03 ft
{Sewer Facilities} <i>Sewers</i>	{±0.1 m}	±0.3 ft	{±0.015 m}	±0.05 ft
Waterlines	{±0.1 m}	±0.3 ft	{±0.03 m}	±0.1 ft
{Water Facilities Other Than				
Waterlines} <i>Hydrants</i>	{±0.03 m}	±0.1 ft	{±0.015 m}	±0.05 ft
Street Lights {and Devices for the				
Control of Traffic}	{±0.06 m}	±0.2 ft	{±0.03 m}	±0.1 ft
Curbs and Gutters	{±0.03 m}	±0.1 ft	{±0.015 m}	±0.05 ft

Sec. 8. NAC 625.780 is hereby amended to read as follows:

625.780 A professional land surveyor who conducts a construction survey shall ~~{provide the owner's representative}~~ *retain any* sketches, cut sheets or other field notes *created* to ~~{describe}~~ *support* the survey conducted.

Sec. 9. NAC 625.660 and 625.668 are hereby repealed.

TEXT OF REPEALED SECTIONS

625.660 Responsibility for compliance with standards of practice. (NRS 625.140, 625.250) Responsibility for adherence to the minimum standards of practice for engaging in the practice of land surveying rests with the professional land surveyor in responsible charge of the work. Failure on the part of any Nevada professional land surveyor to comply with these minimum standards may be considered by the Board as evidence of gross negligence, professional incompetence or misconduct in the practice of land surveying.

625.668 Positional certainty: Horizontal and vertical positions of monuments. (NRS 625.140, 625.250) When conducting a land boundary, topographic, control or geodetic survey, a professional land surveyor shall ensure that the horizontal and vertical positions of the monuments established by the surveyor comply with the requirements for positional certainty set forth in NAC 625.666.

5. Possible Statutory
and Regulatory
Amendments Relating to
the NCEES PS Exam
Changes, NRS 625.280
and NAC 625.310

Regulation Research for NCEES PS Exam Changes

The updated Principles and Practice of Surveying (PS) exam will assess core land survey and boundary survey knowledge. NCEES will administer the revised exam no sooner than **July 2027**. Key details include:

- **Number of Questions:** 100 (85 operational test items and 15 pre-test items).
- **Duration:** 6 hours of exam time with a total seat time of 7 hours.
- **Exam Fee:** \$375.

Additionally, a **Public Land Survey System (PLSS) module** will be introduced, consisting of:

- **Number of Questions:** 75 (60 operational test items and 15 pre-test items).
- **Duration:** 4.5 hours of exam time with a total seat time of 5 hours.
- **Administration Date:** No sooner than **October 2027**, with member boards receiving notification one year before its implementation.
- **Exam Fee:** \$325.

Statutory and Regulatory Adjustments

Under **NRS 625.280**, examinations for licensure as a professional land surveyor currently include:

1(b): An examination on the principles and practices of land surveying.

This statutory language is broad enough to encompass the new PLSS module. However, **NAC 625.310** will require amendments to incorporate the module as a required exam. Specifically:

- **Item 3(b):** This section could be amended to reference the PLSS module explicitly.
- Alternatively, a **new subsection (c)** could be added to address the PLSS module directly.

Following is the current regulation:

NAC 625.310 Examinations: Generally. ([NRS 625.140](#), [625.154](#), [625.193](#), [625.280](#))

1. The Board will offer Nevada-specific examinations at least once each year. Specific information concerning times and places for scheduled examinations may be obtained from the office of the Board.
2. The Board will require the passing of the following examinations that are prepared by the National Council of Examiners for Engineering and Surveying which meet the requirements for licensure as an engineer:
 - (a) The Fundamentals of Engineering, which is a national examination that covers the fundamentals of engineering, unless the requirement is waived by the Board; and
 - (b) The Principles and Practice of Engineering, which is a national examination that covers the principles and practice of engineering.
3. The Board will require the passing of the following examinations that are prepared by the National Council of Examiners for Engineering and Surveying which meet the requirements for licensure as a land surveyor:
 - (a) The Fundamentals of Surveying, which is a national examination that covers the fundamentals of land surveying, unless the requirement is waived by the Board; and
 - (b) The Principles and Practice of Surveying, which is a national examination that covers the principles and practice of land surveying.
4. The Board will require the passing of a short examination on this chapter and [chapter 625](#) of NRS.
5. In addition to the examination set forth in subsection 4, the Board will prepare and offer a 2-hour examination that covers the laws of this State and the procedures for the practice of land surveying. The Board will offer this examination at least once each year.

6. The examination to become a structural engineer is a 16-hour examination which is composed of two parts, each of which lasts 8 hours.

[Bd. of Reg'd Professional Eng'rs, § 625.310, eff. 8-16-78]—(NAC A by Bd. of Reg'd Professional Eng'rs & Land Surv., 3-18-80; 12-9-87; 7-10-92; A by Bd. of Professional Eng'rs & Land Surv. by R211-99, 5-10-2000; R073-09, 10-15-2010; R115-12, 12-20-2012; R137-20, 4-14-2021)

Amendments to NAC 625.310 will ensure alignment with the updated NCEES PS exam and the introduction of the PLSS module.

Conclusion:

This regulatory update is essential for ensuring clarity and compliance with revised licensure requirements for Nevada professional land surveyors.

6. Public Comment

7. Adjourn