

INFORMATIONAL STATEMENT

LCB File Number R007-24, relating to professional land surveying standards of practice

The following information is provided pursuant to the requirements of NRS 233B.066.

A. Need and Purpose of the Proposed Regulations.

The Nevada Board of Professional Engineers and Land Surveyors proposes amending Nevada Administrative Code to remove 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 conducting 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.

NVBPELS last updated its professional land surveyor standards of practice in 1997. The current proposed updates, **LCB file number R007-24, related to professional land surveying standards of practice**, 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 Two regulations are proposed to be repealed as they are redundant to other regulatory requirements.

B. Description of How Public Comment was Solicited, Response Summary, and Explanation of How Interested Parties May Obtain a Copy of Summary.

A Regular Board Meeting relating to the regulation changes was held in-person and virtually on September 21, 2023, and was noticed according to NRS 241.020. Public comment was requested but none was received at the board meeting. The minutes of the regular board meeting are available to view at the Nevada Board of Professional Engineers and Land Surveyors website, <https://nvbpels.org/board/meetings>.

In accordance with the requirements of NRS 233B.061 a public workshop was held virtually with in-person participation at the board's Reno office and Las Vegas office on December 6, 2023. Notice was given in excess of 15 days for the workshop, and e-mails were sent to 19,200 addresses of interested parties notifying them of the workshop and with direct links to relevant documentation. Public comment was requested but none was received at the workshop. The minutes of the workshop are available to view at the Nevada Board of Professional Engineers and Land Surveyors website, <https://nvbpels.org/board/meetings>.

A Public Hearing for Intent to Act Upon Regulations was held in-person and virtually on November 7, 2024. The hearing was noticed in excess of the 30-day public posting requirement, and e-mails were sent to 19,200 addresses of interested parties notifying them of the hearing and with direct links to relevant documentation. Public comment was received during the hearing and the public comment

resulted in further consideration of proposed changes to NAC 625.666 and 625.780. The board unanimously voted to accept the proposed changes to the following regulations:

Amend NAC 625.655
Amend NAC 625.670
Amend NAC 625.720
Amend NAC 625.740

Amend NAC 625.760
Amend NAC 625.775
Repeal NAC 625.660
Repeal NAC 625.668

Comments by Mr Art O'Connor, PE/PLS, included positional certainty for urban land boundary surveys and record retention. **The board noted it had made a typographical error in changing the positional certainty for urban land boundary surveys to ± 0.10 and that we would correct and retain the positional certainty of ± 0.05 as currently stated in the regulations.**

Comment was also received by Mr Douglas Schneider, PLS, pertaining to retention of survey records and possible statute of repose.

The board acknowledged Mr O'Connor's and Mr Schneider's concerns regarding record retention of survey documents and agreed to reconsider NAC 625.666 and 625.780.

The minutes of the November 7, 2024, Intent to Act Upon Regulations are available to view at the Nevada Board of Professional Engineers and Land Surveyors website at <https://nvbpels.org/board/meetings>.

A Regular Board Meeting relating to further language changes to NAC 625.666 and 625.780 was held in-person and virtually on May 8, 2025, and was noticed according to NRS 241.020. Public comment was requested but none was received at the board meeting. The minutes of the regular board meeting are available to view at the Nevada Board of Professional Engineers and Land Surveyors website, <https://nvbpels.org/board/meetings>.

A Public Hearing for Intent to Act Upon Regulations to consider the proposed language changes to NAC 625.666 and 625.780 was held in-person and virtually on June 12, 2025. The hearing was noticed in excess of the 30-day public posting requirement, and e-mails were sent to 19,200 addresses of interested parties notifying them of the hearing and with direct links to relevant documentation. Public comment was requested but none was received at the hearing. The board unanimously voted to accept the proposed changes to NAC 625.666 and 625.780. The minutes of the June 12, 2025, Intent to Act Upon Regulations are available to view at the Nevada Board of Professional Engineers and Land Surveyors website at <https://nvbpels.org/board/meetings>.

C. The number of persons who:

Attended each hearing—

December 6, 2023, Public Workshop was attended by five members of the public.

November 7, 2024, Public Hearing for Intent to Act Upon Regulations was attended by five members of the public.

June 12, 2025, Public Hearing for Intent to Act Upon Regulations was attended by four members of the public.

Testified at each hearing—

December 6, 2023, Public Workshop. No members of the public testified at the workshop.

November 7, 2024, Intent to Act Upon Regulations Public Hearing. Two members of the public testified.

June 12, 2025, Intent to Act Upon Regulations Public Hearing. No members of the public testified.

Submitted written statements—

December 6, 2023, Public Workshops. No written statements were received.

November 7, 2024, Public Hearing for Intent to Act Upon Regulations. No written statements were received.

June 12, 2025, Public Hearing for Intent to Act Upon Regulations. No written statements were received.

D. For each person identified in subparagraphs (2) and (3) of paragraph (c), the following information if provided to the agency conducting the hearing - Name; Telephone number; Business address; Business telephone number; Electronic mail address; and Name of entity or organization represented.

Name	Email	Phone	Entity or Organization
Art O'Connor, PE/PLS	art@oceng.com	(775) 851-7335	Self
Douglas Schneider, PLS	douglaseschneider@me.com	(520) 307-1802	Self

E. A description of how comment was solicited from affected businesses, a summary of their response and an explanation of how other interested persons may obtain a copy of the summary.

Referencing the requirements of NRS 233B.0608, the Nevada Board of Professional Engineers and Land Surveyors requested input from owners and officers of professional engineering and land surveying small businesses via an e-mailed survey link that was sent to 19,200 interested parties.

The survey asked for input regarding both direct and indirect adverse and beneficial economic effects on small businesses, with space to elaborate on responses. A summary of the survey responses is available for viewing on the Nevada Board of Professional Engineers and Land Surveyors website <https://nvbpels.org/wp-content/uploads/2023/10/SBI-Survey-Results-October-2023-FINAL.pdf>.

F. If the Regulation was Adopted Without Changing Any Part of the Proposed Regulation, a Summary of Reasons for Adopting it Without Change.

The following regulations proposed to be updated in LCB file number R007-24, related to professional land surveyor standards of practice, were adopted on November 7, 2024, as drafted by the LCB, at a Public Hearing for Intent to Act Upon Regulations:

Amend NAC 625.655	Amend NAC 625.760
Amend NAC 625.670	Amend NAC 625.775
Amend NAC 625.720	Repeal NAC 625.660
Amend NAC 625.740	Repeal NAC 625.668

During the public process there were two public comments that requested reconsideration of document retention language that was proposed to be added to NAC 625.666 and 625.780. In addition, it was noted at the public hearing that the board inadvertently incorporated an error in the positional certainty number submitted to LCB, for urban land boundary surveys. **The positional certainty for urban land boundary surveys will be retained as ± 0.05 and not the ± 0.10 as mistakenly submitted to LCB.**

NAC 625.666 and 625.780 proposed to be updated in LCB file number R007-24 were further modified based on public comment and adopted by the board on June 12, 2025, at a Public Hearing for Intent to Act Upon Regulations.

G. The estimated economic effect of the regulation on the business which it is to regulate and on the public. These must be stated separately, and in each case must include:

LCB file number R007-24, related to professional land surveyor standards of practice, there are no adverse or beneficial economic effects identified in the immediate or long-term.

H. The estimated cost to the agency for enforcement of the proposed regulations.

There is no additional cost to the agency.

I. A description of any regulations of other state or government agencies which the proposed regulation overlaps or duplicates and a statement explaining why the duplication or overlapping is necessary. If the regulation overlaps or duplicates a federal regulation, the name of the regulating federal agency.

The Nevada Board of Professional Engineers and Land Surveyors is not aware of any similar regulations of other state or government agencies that the proposed changes overlap or duplicate.

J. If the regulation includes provisions which are more stringent than a federal regulation which regulates the same activity, a summary of such provisions.

There are no federal regulations associated with professional land surveyor standards of practice. However, every state and US territory regulates the professions of land surveying.

K. If the regulation provides a new fee or increases an existing fee, the total annual amount the agency expects to collect and the manner in which the money will be used.

The proposed regulation amendment does not establish new fees or increase existing fees.