

Subdivision Map Act

Government Code §§66410-66499 - Key Sections for CA PLS Exam

Chapter 1: General Provisions

§66410 - Short Title

This division may be cited as the Subdivision Map Act.

§66411 - Local Agency Authority

Local agencies regulate subdivision design and improvements through ordinances. They must address grading, erosion control, and sedimentation prevention.

§66412 - Exemptions

The division does not apply to: apartment/commercial space leasing, mineral leases, cemetery dedications, lot line adjustments between four or fewer parcels, and various renewable energy/utility projects.

§66412.6 - Pre-1972 Parcel Presumption

Parcels created before March 4, 1972, with fewer than five lots are presumed lawfully created if no local ordinance regulated such divisions at that time.

Chapter 2: Map Requirements

§66426 - Final Map Required (5+ Parcels)

A final map shall be required for all subdivisions creating five or more parcels, five or more condominiums, a community apartment project containing five or more parcels, or for dwelling conversion to stock cooperative containing five or more units.

§66428 - Parcel Map Alternative (4 or Fewer)

A parcel map shall be required for subdivisions for which a final map is not required. A parcel map shall be required for a subdivision creating four or fewer parcels, including a remainder, unless exempted by local ordinance.

§66452 - Tentative Map Requirements

The tentative map shall be prepared by, or under the direction of, a registered civil engineer or licensed land surveyor, and shall be based on a survey made under the direction of a registered civil engineer or licensed land surveyor.

§66452.6 - Tentative Map Expiration

Approval expires 24 months from approval (can be extended up to 72 months total by local ordinance).

Chapter 4: Dedications

§66475 - Dedications Required

The legislative body may require dedication of real property for: street and alley purposes, local transit facilities, drainage, public utility easements, and other public purposes.

§66477 - Park Land Dedication (Quimby Act)

May require dedication of land or fees for park/recreational purposes. Only fees may be required in subdivisions of 50 parcels or less.

Exam Tips

- §66426 vs §66428: Final Map for 5+ parcels; Parcel Map for 4 or fewer
- §66412.6: March 4, 1972 is the key date for pre-existing parcels
- §66452.6: 24 months base + up to 48 months extension = 72 months max
- §66477 Quimby: Fees only for 50 parcels or less