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Trustee and Beneficiary signature requirements on Parcel Maps

This morning, a Director's hearing was held to **amend DPW order No. 124,677 (1982), the San Francisco Subdivision Regulations** and any subsequent amendments thereto, by amending Article VIII Subsection (c) of this section shall be deleted in its entirety and replaced with the following:

Acknowledgement statements shall be in accordance with Government Code Section 66445(e). This amendment will eliminate the current practice of requiring trustee and beneficiary signatures for all parcel maps without regard to whether the map contains dedications or offers of dedication.

State of California Government Code Section 66445(e),

With respect to a division of land into four or fewer parcels, where dedications or offers of dedications are not required, the statement shall be signed and acknowledged by the subdivider only. If the subdivider does not have a record title ownership interest in the property to be divided, the local agency may require that the subdivider provide the local agency with satisfactory evidence that the persons with record title ownership have consented to the proposed division. For purposes of this paragraph, "record title ownership" means fee title of record unless a leasehold interest is to be divided, in which case "record title ownership" means ownership of record of the leasehold interest. Record title ownership does not include ownership of mineral rights or other subsurface interests that have been severed from ownership of the surface.

Effective immediately, and within the above referenced Government Code and City and County of San Francisco Subdivision Regulations, Trustee and Beneficiary signatures will no longer be required on Parcel Maps submitted to the City and County of San Francisco.

The Trustee/Beneficiary Statement can be acquired on a separate instrument (available from BSM) which still allows for signatures (if required).

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