

Land Surveying Applicants taking the Massachusetts two hour state specific exam (JP exam) will be asked fifty questions on the following topics:

Topics	Reference Materials	# Ques.
ADV	Adverse Possession: <ul style="list-style-type: none"> <li>• Statutory law, e.g. MGL C260, S21, MGL 185, §47</li> <li>• Case Law</li> <li>• Exempt Lands</li> </ul>	5.3%
CND	Condominium Law:  e.g. MGL C183A, §1 – §16  Land Court Regulations	2.0%
ENV	Environmental Law: <ul style="list-style-type: none"> <li>• FEMA Regulations <a href="https://www.fema.gov/guidelines-and-standards-flood-risk-analysis-and-mapping">https://www.fema.gov/guidelines-and-standards-flood-risk-analysis-and-mapping</a></li> <li>• Wetland Protection Act</li> <li>• Flood Hazard Zones</li> </ul>	2.0%
GEN	General Boundary Law Subjects: <ul style="list-style-type: none"> <li>• The Trespass Law, MGL C266, S120C</li> <li>• Unlawful destruction of boundary markers, MGL C266, S94</li> <li>• Municipal boundary lines, e.g. MGL C42, §7 &amp; §12</li> <li>• Destruction of Monuments MGL C266, §94, C1, §5</li> <li>• Registry of Deeds Plan Requirements, MGL C36, §13A &amp; <a href="https://www.sec.state.ma.us/rod/rodpdf/IndexStnds08.pdf">https://www.sec.state.ma.us/rod/rodpdf/IndexStnds08.pdf</a> Appendix B</li> <li>• Massachusetts Recording Requirements, MGL C183, §4, §6A</li> <li>• Measurement instrument calibrations, MGL C97, §3 &amp; 250 CMR, S6</li> <li>• Derelict Title Law, Linear Monuments, MGL C183, §58</li> <li>• Professional Liability laws</li> <li>• Eminent Domain, MGL C79, §4</li> <li>• Municipal Boundaries, MA NGS, etc.</li> <li>• Other applicable surveying statutory or case laws</li> </ul>	16.7%
GEO	Geographic Subjects: <ul style="list-style-type: none"> <li>• Massachusetts State Plane Coordinate System, e.g. MGL C97, §8 – §13;</li> <li>• NGS Instructions</li> <li>• Definition of NAD83, WGS84 &amp; GRS80</li> <li>• Related geodetic subjects</li> <li>• Metric Conversions, e.g. MGL C97, §11</li> <li>• Survey Foot</li> </ul>	3.3%

HGY	<p>Highway Law:</p> <ul style="list-style-type: none"> <li>Syd Smithers Streets &amp; Ways <a href="http://cainhibbard.com/wp-content/uploads/2011/03/Streets-Ways-May-2011.pdf">http://cainhibbard.com/wp-content/uploads/2011/03/Streets-Ways-May-2011.pdf</a></li> <li>e.g. MGL C86, §1 - §3; C183, §58; C81, §5, §12; C233, §79F, C41, §81L; C42, §4; C66, §5, §7, §8, C82, §21-§24, §29 <ul style="list-style-type: none"> <li>Proof of public way</li> <li>Discontinuance &amp; Abandonment</li> <li>Reversionary Rights</li> <li>Sideline by occupation</li> <li>Town Way Records</li> <li>Paper Streets</li> </ul> </li> </ul>	8.0%
LCT	<p>Land Court Laws, Rules, Regulations:</p> <ul style="list-style-type: none"> <li>e.g. MGL Chapter 185 <ul style="list-style-type: none"> <li>Land Court Manual of Instructions <a href="https://www.mass.gov/files/documents/2017/11/01/manualofinstruction06.pdf">https://www.mass.gov/files/documents/2017/11/01/manualofinstruction06.pdf</a></li> <li>Torrens System</li> </ul> </li> </ul>	16.0%
REG	<p>Registration Law, rules &amp; regulations:</p> <ul style="list-style-type: none"> <li>e.g. MGL Chapter 112, §61 –§65D &amp; §81D – §81T</li> <li>Board Rules and regulations, 250 CMR</li> </ul>	19.3%
RIP	<p>Riparian &amp; Littoral Law:</p> <ul style="list-style-type: none"> <li>e.g. MGL C91, §25, §35, c30, §32-34</li> <li>Great Ponds &amp; adjoining ownership</li> <li>Accretion &amp; reliction</li> <li>Navigable v. Ownership e.g.</li> <li>Colonial Ordinance of 1641-1647 <a href="https://www.mass.gov/files/documents/2016/08/qm/colonialordinancesof1651.pdf">https://www.mass.gov/files/documents/2016/08/qm/colonialordinancesof1651.pdf</a></li> </ul>	8.7%
SBD	<p>Subdivisions Law:</p> <ul style="list-style-type: none"> <li>Approval Not Required (ANR) Subdivisions, e.g. MGL C41, S81L &amp; ANR Handbook <a href="https://www.mass.gov/files/documents/2016/07/rn/anrhandbook.pdf">https://www.mass.gov/files/documents/2016/07/rn/anrhandbook.pdf</a></li> <li>Vital Access, ANR Handbook</li> <li>Statutory Subdivisions, e.g. MGL C41</li> <li>Status of Way, e.g. MGL C233, §79F</li> <li>Adequacy of Access, case law, ANR Handbook</li> <li>Recording Requirements, e.g. MGL C41, §81P</li> <li>Municipal Subdivision Requirments, e.g. MGL C41, §81Q</li> <li>Waivers &amp; Variances, e.g. MGL C41, s81R</li> <li>Other Applicable Case Law</li> </ul>	10.0%
ZON	<p>Zoning Laws:</p> <ul style="list-style-type: none"> <li>e.g. MGL C40A, MGL C41, §81L, MGL C40A, S6, MGL C40B, §20-24</li> <li>Statutory Frontage/Dimensions</li> <li>Zoning Exemptions/Protections</li> <li>Comprehensive Permits</li> </ul>	8.7%

In addition to the cites noted above, these topics have also been addressed by land surveying seminars and supporting case law found in the MALSCE Law Book.