LAND SURVEYORS' BOARD

PUBLIC NOTICE

ENGAGEMENT OF UNQUALIFIED SURVEYORS IN PROVISION OF LAND SURVEYING SERVICES

The Land Surveyors' Board (LSB) hereby notifies and cautions members of the public, including landowners, statutory agencies, developers, investors, financial institutions, advocates, built environment and real estate practitioners, County Governments, and all other stakeholders, against engaging unqualified or unregistered persons to undertake land surveying or related activities within the Republic of Kenya.

Pursuant to the Survey Act, Cap. 299 (Laws of Kenya), **only duly Licensed Surveyors**, together with their **Approved Survey Assistants** working under **their instructions**, or **Government Surveyors** acting under the authority of the **Director of Surveys**, are authorized to lawfully undertake and certify surveying and mapping work for purposes of land registration, development approvals, conveyancing, Land Use Planning, infrastructure planning and development, and compulsory acquisition. Any surveying or mapping activity carried out outside this statutory framework is illegal and constitutes unauthorized practice.

For the avoidance of doubt, all surveying and mapping activities, including measurement, positioning, demarcation, documentation, reporting, computation, analysis, certification, and preparation or submission of plans, maps, coordinates, or geospatial data for use by the Survey of Kenya, land registries, general public, allied professionals, county governments, courts, or other public authorities, shall only be undertaken by Licensed Surveyors or duly authorized Government Surveyors in accordance with the law.

Pursuant to **Sections 36 and 37 of the Survey Act (Cap. 299)**, only duly **Licensed Surveyors** may lawfully undertake land surveying practice. The **Act expressly prohibits any unqualified person** from carrying out surveys for purposes of preparing plans for registration or from performing surveys affecting land boundaries, infrastructure safety, property rights or its connected purposes. It is further an offence to falsely present oneself as a licensed surveyor, to fraudulently procure a license, or for a licensed surveyor to permit an unlicensed person to undertake survey work. Any contravention constitutes a criminal offence punishable by a fine, imprisonment, or both.

Members of the public are further advised that **engaging unqualified persons** exposes them to **rejection of survey records by approving authorities, invalid land transactions, boundary disputes, inaccurate surveys, delays in approvals, financial loss, and protracted litigation**, with no professional accountability or legal recourse.

The Board urges members of the public to verify, prior to engagement, both the registration status and the validity of the Annual Practicing Status of any Licensed Surveyor through the Land Surveyors' Board Digital Register available at our website: https://www.lsb.go.ke/register

The Land Surveyors' Board **requires all trained persons in surveying to operate within the statutory licensing and approval framework established under the** Survey Act Cap 299. Any person currently operating outside this framework is **hereby advised to urgently regularize** their practice in accordance with the Act and applicable Regulations. Failure to comply may attract regulatory, civil, and criminal sanctions, including prosecution and invalidation of any survey work undertaken.

The Board further advises members of the public to engage only qualified and duly Licensed Surveyors and to exercise due diligence so as to avoid engaging unqualified persons who falsely present themselves as surveyors and swindle money from unsuspecting members of the public. The Board shall take swift and appropriate enforcement action against such persons, as provided for under the Survey Act Cap 299, in order to protect the public interest, prevent consumer exploitation and uphold the integrity of the land surveying profession in Kenya.

KIPKEMOI ROY
SECRETARY
Date of Issue: 7TH MAY 2026

ABOUT LAND SURVEYORS' BOARD:

The Land Surveyors' Board (LSB) is a regulatory body established under Section 7 of the Survey Act, Cap. 299 and is responsible for regulating the land surveying practice in Kenya. The Board's core mandate includes examination and licensing of surveyors, maintaining register, handling complaints and disciplinary matters on land surveying practice.

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