
By: Delegate Wood

Introduced and read first time: February 19, 1996

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **St. Mary's County - Subdivision of Land - Validity of Specified Deeds**

3 FOR the purpose of providing that the validity and effectiveness statutorily granted to
4 certain deeds recorded before a specified date also applies to certain deeds
5 recorded in St. Mary's County before subsequent dates where a lot otherwise
6 qualifies for building purposes.

7 BY repealing and reenacting, with amendments,
8 Article - Real Property
9 Section 4-110
10 Annotated Code of Maryland
11 (1996 Replacement Volume)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
13 MARYLAND, That the Laws of Maryland read as follows:

14 **Article - Real Property**

15 4-110.

16 (A) Notwithstanding the provisions of § 5.06 of Article 66B, Annotated Code of
17 Maryland, or of any similar public local law or ordinance, every deed executed or
18 recorded before June 1, 1974, conveying land in a subdivision a plat of which had not
19 been approved by a planning commission is fully valid and effective according to its terms
20 if the deed would have been valid and effective but for the provisions of § 5.06, as enacted
21 by § 1 of Chapter 672, Acts of 1970, or a similar public local law or ordinance.

22 (B) IN ST. MARY'S COUNTY, THE VALIDITY AND EFFECTIVENESS GRANTED TO
23 DEEDS EXECUTED OR RECORDED BEFORE JUNE 1, 1974 ALSO SHALL APPLY TO
24 DEEDS RECORDED BEFORE DECEMBER 1, 1985 IN THE CRITICAL AREA OR BEFORE
25 AUGUST 1, 1990 IN THE REMAINDER OF THE COUNTY WHERE OTHERWISE THE LOT
26 QUALIFIES FOR BUILDING PURPOSES.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
28 June 1, 1996.