
By: Delegate Wood

Introduced and read first time: February 19, 1996
Assigned to: Economic Matters

Committee Report: Favorable with amendments
House action: Adopted
Read second time: March 20, 1996

CHAPTER ____

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; and specifying certain requirements for certain lots or parcels to be~~
7 qualified for building purposes.

8 BY repealing and reenacting, with amendments,
9 Article - Real Property
10 Section 4-110
11 Annotated Code of Maryland
12 (1996 Replacement Volume)

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

15 **Article - Real Property**

16 4-110.

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

23 (B) IN ST. MARY'S COUNTY, THE VALIDITY AND EFFECTIVENESS GRANTED TO
24 DEEDS EXECUTED OR RECORDED BEFORE JUNE 1, 1974 ALSO SHALL APPLY TO

HOUSE BILL 1331

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1 DEEDS RECORDED BEFORE DECEMBER 1, 1985 IN THE CRITICAL AREA OR BEFORE
2 AUGUST 1, 1990 IN THE REMAINDER OF THE COUNTY ~~WHERE OTHERWISE THE LOT~~
3 ~~QUALIFIES~~; PROVIDED, HOWEVER, THAT FOR SUCH A LOT OR PARCEL THAT WAS
4 CREATED AFTER MARCH 15, 1978, TO BE CONSIDERED QUALIFIED FOR BUILDING
5 PURPOSES, THE LOT OR PARCEL SHALL EITHER:

6 (1) HAVE BEEN ISSUED A VALID BUILDING PERMIT BEFORE JUNE 1, 1996;
7 OR

8 (2) MEET THE MINIMUM LOT SIZE ESTABLISHED FOR THE APPLICABLE
9 ZONING DISTRICT AS IN EFFECT ON THE DATE THAT THE DEED WAS RECORDED
10 AND OTHERWISE MEETS THE REQUIREMENTS FOR BUILDING PURPOSES.

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