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HB 1331/96 - ECM

1997 Regular Session  
7lr2152

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**By: St. Mary's County Delegation**

Introduced and read first time: January 31, 1997  
Assigned to: Economic Matters

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Committee Report: Favorable with amendments  
House action: Adopted  
Read second time: March 11, 1997

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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 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 and 1996 Supplement)

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, CREATING SUBDIVISIONS OF NOT MORE THAN FIVE LOTS, THAT WERE

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1 RECORDED BEFORE DECEMBER 1, 1985 IN THE CRITICAL AREA OR BEFORE AUGUST  
2 1, 1990 IN THE REMAINDER OF THE COUNTY WHERE OTHERWISE THE LOT QUALIFIES  
3 FOR BUILDING PURPOSES.

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
5 June 1, 1997.