

Department of Legislative Services

Maryland General Assembly

2001 Session

FISCAL NOTE

Revised

Senate Bill 539 (Senator Haines)

Economic and Environmental Affairs

Environmental Matters

**Carroll County - Water Supply and Sewerage Systems - Requirements for
Subdivisions**

This bill excludes specified parcels of land in Carroll County from specified requirements relating to water supply and sewerage systems by modifying the definition of “subdivision.” Specifically, in Carroll County, “subdivision” does not include: (1) any division of land into parcels of more than three acres if the division is for agricultural purposes and does not involve any new street or easement access; or (2) a remainder parcel of land of 25 acres or more that exists as a result of the division of a large parcel into at least two smaller parcels provided that any occupied dwelling on the remainder parcel is serviced by a properly functioning sewerage disposal system and potable water supply.

Fiscal Summary

State Effect: The bill would not materially affect State operations or finances.

Local Effect: The bill would not materially affect Carroll County operations or finances.

Small Business Effect: Minimal.

Analysis

Current Law: “Subdivision” means any division of a tract or parcel of land into at least two lots, for the purpose of sale or building development. The term includes any change in street lines or lot lines. It does not include any division of land into parcels of more than three acres if the division is for agricultural purposes and does not involve any new

street or easement of access. When a large parcel of land is divided into two smaller parcels, both the small building lot and the large remaining parcel are required to meet all requirements for septic installation at the time of subdivision. Local environmental health agencies may require percolation testing on the existing large parcel and full subdivision plats at the time of subdivision.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Maryland Department of the Environment; Calvert, Caroline, Carroll, Howard, Montgomery, and Prince George's counties, Department of Legislative Services

Fiscal Note History: First Reader – February 28, 2001
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