

---

By: **Delegates James, Frush, Holmes, Lawton, Montgomery, and Stern**

Introduced and read first time: February 10, 2006

Assigned to: Environmental Matters

---

A BILL ENTITLED

1 AN ACT concerning

2 **Protected Lands - Local Land Use Applications - County Authority**

3 FOR the purpose of authorizing a county or municipal corporation to deny certain  
4 applications for local land use, under certain circumstances, when the land is  
5 protected under certain programs within the Department of Natural Resources;  
6 providing for the application of this Act; defining certain terms; and generally  
7 relating to protected lands under the authority of the Department of Natural  
8 Resources or its programs.

9 BY adding to  
10 Article - Natural Resources  
11 Section 1-404  
12 Annotated Code of Maryland  
13 (2005 Replacement Volume and 2005 Supplement)

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

16 **Article - Natural Resources**

17 1-404.

18 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
19 INDICATED.

20 (2) "ADMINISTRATOR" MEANS THE FINAL AUTHORITY IN THE DECISION  
21 MAKING PROCESS FOR ACCEPTING LAND INTO A LAND CONSERVATION PROGRAM IN  
22 THE DEPARTMENT OF NATURAL RESOURCES.

23 (3) "CONSERVATION EASEMENT" MEANS AN EASEMENT CREATED  
24 UNDER THE MARYLAND ENVIRONMENTAL TRUST, IN ACCORDANCE WITH TITLE 3,  
25 SUBTITLE 2 OF THIS ARTICLE.

26 (4) "LAND CONSERVATION PROGRAM" INCLUDES THE MARYLAND  
27 ENVIRONMENTAL TRUST, PROGRAM OPEN SPACE, AND THE RURAL LEGACY  
28 PROGRAM.

1 (5) "PROJECT" MEANS AN ACQUISITION OR DEVELOPMENT PROJECT  
2 UNDER PROGRAM OPEN SPACE, IN ACCORDANCE WITH TITLE 5, SUBTITLE 9 OF THIS  
3 ARTICLE.

4 (6) "PROTECTED LAND" MEANS LAND THAT IS PROTECTED BY A LAND  
5 CONSERVATION PROGRAM.

6 (7) "RURAL LEGACY AREA" HAS THE MEANING STATED IN § 5-9A-02 OF  
7 THIS ARTICLE.

8 (B) THIS SECTION APPLIES TO APPLICATIONS AFFECTING LAND THAT IS  
9 PROTECTED BY A PROGRAM WITHIN THE DEPARTMENT OF NATURAL RESOURCES,  
10 INCLUDING LAND THAT IS:

11 (1) DESIGNATED AS A RURAL LEGACY AREA;

12 (2) SUBJECT TO A CONSERVATION EASEMENT; OR

13 (3) WITHIN A PROJECT UNDER PROGRAM OPEN SPACE.

14 (C) IF THE ADMINISTRATOR OF A LAND CONSERVATION PROGRAM HAS NOT  
15 APPROVED THE USE FOR THE LAND FOR WHICH AN APPLICATION IS MADE, A  
16 COUNTY OR MUNICIPAL CORPORATION MAY DENY AN APPLICATION FOR:

17 (1) A SUBDIVISION PLAT OR PLAN;

18 (2) A RESIDENTIAL BUILDING PERMIT; OR

19 (3) ANY OTHER NONAGRICULTURAL USE OR ACTIVITY, INCLUDING AN  
20 ACCESS ROAD.

21 (D) THIS SECTION MAY NOT BE CONSTRUED TO LIMIT THE AUTHORITY OF A  
22 COUNTY TO GRANT OR DENY AN APPLICATION FOR A LAND USE PERMIT.

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
24 October 1, 2006.