

HOUSE BILL 603

L2

71r1797

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

Introduced and read first time: February 8, 2007

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **St. Mary's County – Subdivision Regulations – Exemptions**

3 FOR the purpose of exempting, in St. Mary's County, properties that were deeded
4 before a certain date and improved with a residence before a certain date from
5 certain subdivision regulations for purposes of constructing additions to the
6 residence or accessory buildings; and generally relating to subdivision
7 regulations in St. Mary's County.

8 BY repealing and reenacting, without amendments,
9 Article 66B – Land Use
10 Section 5.05(a) and 14.07(a)
11 Annotated Code of Maryland
12 (2003 Replacement Volume and 2006 Supplement)

13 BY repealing and reenacting, with amendments,
14 Article 66B – Land Use
15 Section 14.07(e)
16 Annotated Code of Maryland
17 (2003 Replacement Volume and 2006 Supplement)

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

20 **Article 66B – Land Use**

21 5.05.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) Except as provided in §§ 14.03(c), 14.05(f), 14.06(d), and 14.07(e) and (f) of
2 this article, an owner or agent of an owner of land located within a subdivision who
3 transfers or sells or agrees to sell or negotiate to sell any land by reference to,
4 exhibition of, or other use of a plat of a subdivision before the plat has been approved
5 by the planning commission and recorded or filed in the office of the appropriate
6 county clerk, shall be subject to a civil penalty of not less than \$200 and not exceeding
7 \$1,000 for each lot or parcel transferred or sold or agreed or negotiated to be sold.

8 14.07.

9 (a) This section applies to St. Mary's County.

10 (e) **(1)** Section 5.05 of this article does not apply to the sale or negotiation
11 for sale of industrial property.

12 **(2) PROPERTIES DEEDED BEFORE JANUARY 1, 1994, AND**
13 **IMPROVED WITH A RESIDENCE BEFORE JANUARY 1, 2007, ARE EXEMPT FROM**
14 **THE SUBDIVISION REGULATIONS ADOPTED BY THE COUNTY UNDER THE**
15 **SUBDIVISION CONTROL SUBTITLE OF THIS ARTICLE FOR PURPOSES OF**
16 **CONSTRUCTING ADDITIONS TO THE RESIDENCE OR ACCESSORY BUILDINGS.**

17 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
18 October 1, 2007.