

HOUSE BILL 1344

G2
HB 633/03 – ENV

7lr1549

By: **Frederick County Delegation**

Introduced and read first time: March 1, 2007

Assigned to: Rules and Executive Nominations

Re-referred to: Environmental Matters, March 12, 2007

Committee Report: Favorable

House action: Adopted

Read second time: March 20, 2007

CHAPTER _____

1 AN ACT concerning

2 **Frederick County Commissioners – Zoning and Planning – Public Ethics**

3 FOR the purpose of establishing certain ethics requirements that relate to planning
4 and zoning proceedings and apply to members of the Frederick County Board of
5 County Commissioners and certain other persons; prohibiting certain campaign
6 contributions by certain persons under certain circumstances; prohibiting a
7 Board member from participating in certain planning and zoning proceedings;
8 requiring a Board member who communicates ex parte with an individual
9 concerning a certain application to file a disclosure within a certain time;
10 allowing a party of record in certain planning and zoning proceedings to submit
11 certain affidavits; requiring the Frederick County Ethics Commission to direct
12 and control the enforcement of this Act; requiring the County Manager to
13 perform certain administrative functions and prepare certain reports;
14 establishing certain requirements and procedures for judicial review of certain
15 planning and zoning proceedings; establishing certain penalties for a violation
16 of this Act; requiring certain persons to retain and make available certain
17 documents for inspection; defining certain terms; and generally relating to
18 public ethics requirements in planning and zoning proceedings in Frederick
19 County.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 BY adding to

2 Article – Election Law

3 Section 13–504

4 Annotated Code of Maryland

5 (2003 Volume and 2006 Supplement)

6 BY repealing and reenacting, without amendments,

7 Article – State Government

8 Section 1–101(a) and (d)

9 Annotated Code of Maryland

10 (2004 Replacement Volume and 2006 Supplement)

11 BY adding to

12 Article – State Government

13 Section 15–853 through 15–858 to be under the new part “Part VIII. Frederick
14 County – Special Provisions”

15 Annotated Code of Maryland

16 (2004 Replacement Volume and 2006 Supplement)

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

19 **Article – Election Law**

20 **13–504.**

21 **AS TO CONTRIBUTIONS TO THE FREDERICK COUNTY BOARD OF COUNTY**
22 **COMMISSIONERS OR A CANDIDATE FOR THAT OFFICE, TITLE 15, SUBTITLE 8,**
23 **PART VIII OF THE STATE GOVERNMENT ARTICLE MAY APPLY.**

24 **Article – State Government**

25 **1–101.**

26 (a) In this article the following words have the meanings indicated.

27 (d) “Person” means an individual, receiver, trustee, guardian, personal
28 representative, fiduciary, or representative of any kind and any partnership, firm,
29 association, corporation, or other entity.

30 **15–851. RESERVED.**

1 **15-852. RESERVED.**

2 **PART VIII. FREDERICK COUNTY – SPECIAL PROVISIONS.**

3 **15-853.**

4 (A) IN THIS PART THE FOLLOWING WORDS HAVE THE MEANINGS
5 INDICATED.

6 (B) “AGGRIEVED PARTY” MEANS:

7 (1) A PROPERTY OWNER WHOSE PROPERTY:

8 (I) ADJOINS, FRONTS, OR IS LOCATED NEAR THE SUBJECT
9 PROPERTY; OR

10 (II) IS LOCATED WITHIN SIGHT OR SOUND OF THE SUBJECT
11 PROPERTY; OR

12 (2) AN INDIVIDUAL LOCATED WITHIN THE SAME SUBDIVISION AS
13 THE SUBJECT PROPERTY OR WHO LIVES UP TO THREE-QUARTERS OF A MILE BY
14 ROAD OR OTHERWISE ONE-HALF MILE AWAY FROM THE SUBJECT PROPERTY.

15 (C) (1) “APPLICANT” MEANS A PERSON THAT IS:

16 (I) A TITLE OWNER OR CONTRACT PURCHASER OF LAND
17 THAT IS THE SUBJECT OF AN APPLICATION;

18 (II) A TRUSTEE WHO HAS AN INTEREST IN LAND THAT IS THE
19 SUBJECT OF AN APPLICATION, EXCLUDING TRUSTEES DESCRIBED IN A
20 MORTGAGE OR DEED OF TRUST; OR

21 (III) A HOLDER OF AT LEAST A 10% INTEREST IN LAND THAT
22 IS THE SUBJECT OF AN APPLICATION.

23 (2) “APPLICANT” INCLUDES A PERSON THAT IS AN OFFICER OR
24 DIRECTOR OF A CORPORATION THAT ACTUALLY HOLDS TITLE TO THE LAND OR
25 IS A CONTRACT PURCHASER OF THE LAND THAT IS THE SUBJECT OF AN
26 APPLICATION.

(3) "APPLICANT" DOES NOT INCLUDE:

(I) A FINANCIAL INSTITUTION THAT HAS LOANED MONEY OR EXTENDED FINANCING FOR THE ACQUISITION, DEVELOPMENT, OR CONSTRUCTION OF OR IMPROVEMENTS ON THE LAND THAT IS THE SUBJECT OF AN APPLICATION;

(II) A MUNICIPAL OR PUBLIC CORPORATION;

(III) A PUBLIC AUTHORITY;

(IV) AN ELECTRIC COMPANY OR ELECTRIC SUPPLIER APPLYING FOR A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY UNDER § 7-207 OR § 7-208 OF THE PUBLIC UTILITY COMPANIES ARTICLE; OR

(V) A PERSON THAT IS HIRED OR RETAINED AS AN ACCOUNTANT, ATTORNEY, ARCHITECT, ENGINEER, LAND USE CONSULTANT, ECONOMIC CONSULTANT, REAL ESTATE AGENT, REAL ESTATE BROKER, TRAFFIC CONSULTANT, OR TRAFFIC ENGINEER.

(D) "APPLICATION" MEANS:

(1) AN APPLICATION FOR A ZONING MAP AMENDMENT AS PART OF A PIECEMEAL OR FLOATING ZONE REZONING PROCEEDING;

(2) A FORMAL APPLICATION FOR A COMPREHENSIVE MAP PLANNING CHANGE OR ZONING CHANGE DURING THE COUNTY COMPREHENSIVE LAND USE PLAN UPDATE;

(3) AN APPLICATION FOR A MAP AMENDMENT TO THE COUNTY WATER AND SEWERAGE PLAN;

(4) A REQUEST MADE UNDER ARTICLE 23A, § 9(C) OF THE CODE FOR THE BOARD TO APPROVE THE PLACEMENT OF ANNEXED LAND IN A ZONING CLASSIFICATION THAT ALLOWS A LAND USE THAT IS SUBSTANTIALLY DIFFERENT FROM THE USE FOR THE LAND AUTHORIZED IN THE ZONING CLASSIFICATION OF THE COUNTY APPLICABLE AT THE TIME OF ANNEXATION; OR

1 **(5) AN APPLICATION TO CREATE A DISTRICT OR EASEMENT OR**
2 **OTHER INTEREST IN REAL PROPERTY AS PART OF AN AGRICULTURAL LAND**
3 **PRESERVATION PROGRAM.**

4 **(E) “BOARD” MEANS THE BOARD OF COUNTY COMMISSIONERS FOR**
5 **FREDERICK COUNTY.**

6 **(F) “BOARD MEMBER” INCLUDES AN INDIVIDUAL ELECTED OR**
7 **APPOINTED TO THE BOARD OR A CANDIDATE WHO TAKES THE OATH OF OFFICE**
8 **FOR THE BOARD.**

9 **(G) “BUSINESS ENTITY” MEANS:**

10 **(1) A SOLE PROPRIETORSHIP;**

11 **(2) A CORPORATION;**

12 **(3) A PARTNERSHIP; OR**

13 **(4) A LIMITED LIABILITY COMPANY.**

14 **(H) “CANDIDATE” MEANS A CANDIDATE FOR THE BOARD WHO BECOMES**
15 **A MEMBER OF THE BOARD.**

16 **(I) “CONTRIBUTION” MEANS A PAYMENT OR TRANSFER OF MONEY OR**
17 **PROPERTY WORTH AT LEAST \$100, CALCULATED CUMULATIVELY DURING THE**
18 **PENDENCY OF THE APPLICATION, TO A CANDIDATE OR A TREASURER OR**
19 **POLITICAL COMMITTEE OF A CANDIDATE.**

20 **(J) “PARTNERSHIP” INCLUDES A GENERAL PARTNERSHIP, A LIMITED**
21 **LIABILITY PARTNERSHIP, A LIMITED PARTNERSHIP, A LIMITED LIABILITY**
22 **LIMITED PARTNERSHIP, OR A JOINT VENTURE.**

23 **(K) “PARTY OF RECORD” MEANS A PERSON THAT PARTICIPATED IN A**
24 **PROCEEDING ON AN APPLICATION BEFORE THE BOARD BY APPEARING AT A**
25 **PUBLIC HEARING OR FILING A STATEMENT IN AN OFFICIAL RECORD.**

1 **(L) “PENDENCY OF THE APPLICATION” MEANS ANY TIME BETWEEN THE**
2 **ACCEPTANCE BY THE COUNTY DEPARTMENT OF PLANNING AND ZONING OF A**
3 **FILING OF AN APPLICATION AND THE EARLIER OF:**

4 **(1) 2 YEARS; OR**

5 **(2) THE EXPIRATION OF 30 DAYS AFTER:**

6 **(I) THE BOARD HAS TAKEN FINAL ACTION ON THE**
7 **APPLICATION; OR**

8 **(II) THE APPLICATION IS WITHDRAWN.**

9 **(M) “POLITICAL COMMITTEE” MEANS A COMMITTEE SPECIFICALLY**
10 **CREATED TO PROMOTE THE CANDIDACY OF A BOARD MEMBER WHO IS RUNNING**
11 **FOR AN ELECTIVE OFFICE.**

12 **(N) “TREASURER” HAS THE MEANING STATED IN § 1-101 OF THE**
13 **ELECTION LAW ARTICLE.**

14 **15-854.**

15 **(A) AN APPLICANT MAY NOT MAKE A CONTRIBUTION TO A BOARD**
16 **MEMBER DURING THE PENDENCY OF THE APPLICATION.**

17 **(B) EXCEPT AS PROVIDED IN SUBSECTION (C) OF THIS SECTION, AFTER**
18 **AN APPLICATION HAS BEEN FILED, A BOARD MEMBER MAY NOT VOTE OR**
19 **PARTICIPATE IN ANY WAY IN THE PROCEEDINGS ON THE APPLICATION IF THE**
20 **BOARD MEMBER OR THE TREASURER OR POLITICAL COMMITTEE OF THE**
21 **BOARD MEMBER RECEIVED A CONTRIBUTION FROM THE APPLICANT DURING**
22 **THE PENDENCY OF THE APPLICATION.**

23 **(C) NOTWITHSTANDING SUBSECTION (B) OF THIS SECTION, A BOARD**
24 **MEMBER MAY PARTICIPATE IN A COMPREHENSIVE ZONING OR REZONING**
25 **PROCEEDING.**

26 **15-855.**

1 (A) THIS SECTION DOES NOT APPLY TO A COMMUNICATION BETWEEN A
2 BOARD MEMBER AND AN EMPLOYEE OF THE FREDERICK COUNTY
3 GOVERNMENT WHOSE DUTIES INVOLVE GIVING AID OR ADVICE TO A BOARD
4 MEMBER CONCERNING A PENDING APPLICATION.

5 (B) A BOARD MEMBER WHO COMMUNICATES EX PARTE WITH AN
6 INDIVIDUAL CONCERNING A PENDING APPLICATION DURING THE PENDENCY OF
7 THE APPLICATION SHALL FILE WITH THE COUNTY MANAGER A SEPARATE
8 DISCLOSURE FOR EACH COMMUNICATION WITHIN THE LATER OF 7 DAYS AFTER
9 THE COMMUNICATION WAS MADE OR RECEIVED.

10 **15-856.**

11 AT ANY TIME BEFORE FINAL ACTION ON AN APPLICATION, A PARTY OF
12 RECORD MAY FILE WITH THE COUNTY MANAGER AN AFFIDAVIT INCLUDING
13 COMPETENT EVIDENCE OF:

14 (1) A CONTRIBUTION BY AN APPLICANT COVERED UNDER §
15 **15-854** OF THIS PART; OR

16 (2) AN EX PARTE COMMUNICATION COVERED UNDER § **15-855** OF
17 THIS PART.

18 **15-857.**

19 (A) IN THE ENFORCEMENT OF THIS PART, THE COUNTY MANAGER
20 SHALL BE SUBJECT TO THE DIRECTION AND CONTROL OF THE FREDERICK
21 COUNTY ETHICS COMMISSION AND, UNLESS OTHERWISE SPECIFICALLY
22 DIRECTED BY THE ETHICS COMMISSION, MAY ONLY:

23 (1) RECEIVE FILINGS;

24 (2) MAINTAIN RECORDS;

25 (3) REPORT VIOLATIONS; AND

26 (4) PERFORM OTHER MINISTERIAL DUTIES NECESSARY TO
27 ADMINISTER THIS PART.

1 **(B) (1) THE AFFIDAVITS AND DISCLOSURES REQUIRED UNDER THIS**
2 **PART SHALL BE FILED IN THE APPROPRIATE CASE FILE OF AN APPLICATION.**

3 **(2) THE COUNTY MANAGER, AT LEAST TWICE ANNUALLY, SHALL**
4 **PREPARE A SUMMARY REPORT COMPILING ALL AFFIDAVITS AND DISCLOSURES**
5 **THAT HAVE BEEN FILED IN THE APPLICATION CASE FILES.**

6 **(3) ALL SUMMARY REPORTS COMPILED UNDER PARAGRAPH (2)**
7 **OF THIS SUBSECTION SHALL BE AVAILABLE TO MEMBERS OF THE PUBLIC ON**
8 **WRITTEN REQUEST.**

9 **(4) ALL AFFIDAVITS, DISCLOSURES, AND ACCOMPANYING**
10 **DOCUMENTATION REQUIRED UNDER THIS PART SHALL BE IN THE FORM**
11 **REQUIRED BY THE FREDERICK COUNTY ETHICS COMMISSION.**

12 **15-858.**

13 **(A) (1) THE FREDERICK COUNTY ETHICS COMMISSION OR ANOTHER**
14 **AGGRIEVED PARTY OF RECORD MAY ASSERT AS PROCEDURAL ERROR A**
15 **VIOLATION OF THIS PART IN AN ACTION FOR JUDICIAL REVIEW OF THE**
16 **APPLICATION.**

17 **(2) IF THE COURT FINDS THAT A VIOLATION OF THIS PART**
18 **OCCURRED, THE COURT SHALL REMAND THE CASE TO THE BOARD FOR**
19 **RECONSIDERATION.**

20 **(B) (1) A PERSON THAT KNOWINGLY AND WILLFULLY VIOLATES THIS**
21 **PART IS GUILTY OF A MISDEMEANOR AND ON CONVICTION IS SUBJECT TO**
22 **IMPRISONMENT NOT EXCEEDING 6 MONTHS OR A FINE NOT EXCEEDING \$1,000**
23 **OR BOTH.**

24 **(2) IF A PERSON SUBJECT TO A PENALTY UNDER PARAGRAPH (1)**
25 **OF THIS SUBSECTION IS A BUSINESS ENTITY AND NOT AN INDIVIDUAL, EACH**
26 **MEMBER, OFFICER, OR PARTNER OF THE BUSINESS ENTITY WHO KNOWINGLY**
27 **AUTHORIZED OR PARTICIPATED IN THE VIOLATION IS GUILTY OF A**
28 **MISDEMEANOR AND ON CONVICTION IS SUBJECT TO IMPRISONMENT NOT**
29 **EXCEEDING 6 MONTHS OR A FINE NOT EXCEEDING \$1,000 OR BOTH.**

1 (3) AN ACTION TAKEN IN RELIANCE ON AN OPINION OF THE
2 STATE ETHICS COMMISSION OR THE FREDERICK COUNTY ETHICS
3 COMMISSION MAY NOT BE CONSIDERED A KNOWING AND WILLFUL VIOLATION.

4 (C) (1) A PERSON THAT IS SUBJECT TO THIS PART SHALL PRESERVE
5 ALL BOOKS, PAPERS, AND DOCUMENTS NECESSARY TO COMPLETE AND
6 SUBSTANTIATE ANY REPORTS, STATEMENTS, OR RECORDS REQUIRED TO BE
7 MADE UNDER THIS PART FOR 3 YEARS FROM THE DATE OF FILING THE
8 APPLICATION.

9 (2) THESE PAPERS AND DOCUMENTS SHALL BE AVAILABLE FOR
10 INSPECTION ON REQUEST.

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
12 June 1, 2007.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.