

# HOUSE BILL 925

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HB 665/07 – ENV

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By: **Prince George's County Delegation and Montgomery County Delegation**  
Introduced and read first time: February 6, 2008  
Assigned to: Environmental Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Maryland–National Capital Park and Planning**  
3 **Commission – Subdivision Appeals**

4 **PG/MC 105–08**

5 FOR the purpose of providing for judicial review of subdivision appeals from certain  
6 final actions taken by the Maryland–National Capital Park and Planning  
7 Commission in Prince George's County in a certain manner; altering certain  
8 procedures concerning the approval of preliminary subdivision plans in Prince  
9 George's County; providing for the review by the Court of Special Appeals of  
10 certain judgments in a certain manner in Prince George's County; authorizing a  
11 member of the district council in Prince George's County to vote on a certain  
12 matter under certain conditions; making stylistic changes; providing for the  
13 application of this Act; and generally relating to the Maryland–National Capital  
14 Park and Planning Commission and subdivision appeals in Prince George's  
15 County.

16 BY repealing and reenacting, with amendments,  
17 Article 28 – Maryland–National Capital Park and Planning Commission  
18 Section 7–116(g) and 7–117  
19 Annotated Code of Maryland  
20 (2003 Replacement Volume and 2007 Supplement)

21 BY adding to  
22 Article 28 – Maryland–National Capital Park and Planning Commission  
23 Section 7–117.3  
24 Annotated Code of Maryland  
25 (2003 Replacement Volume and 2007 Supplement)

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1       **Article 28 – Maryland–National Capital Park and Planning Commission**

2       7–116.

3           (g)   (1)   (I)   [A] **EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS**  
4 **SUBSECTION, A** final action by the Commission on any application for the subdivision  
5 of land within 30 days after the action is taken by the Commission[,] may be appealed  
6 by any person aggrieved by the action, or by any person, municipality, corporation or  
7 association, whether or not incorporated, which has appeared at the hearing in person,  
8 by attorney, or in writing to the circuit court for the [county which] **COUNTY.**

9                           (II) **THE CIRCUIT COURT** may affirm or reverse the action  
10 appealed from, or remand it to the Commission for further consideration.

11                           (III) When an appeal is [filed] **FILED**, the procedures described  
12 in § 8–105(b) of this article shall be applicable to the Commission and other parties as  
13 is appropriate.

14                   (2) **IN PRINCE GEORGE’S COUNTY, IF THE SUBDIVISION**  
15 **REGULATIONS PROVIDE FOR AN APPEAL TO THE DISTRICT COUNCIL FROM A**  
16 **FINAL COMMISSION ACTION ON A PRELIMINARY SUBDIVISION PLAN, JUDICIAL**  
17 **REVIEW OF THE ACTION MAY BE OBTAINED IN ACCORDANCE WITH § 7–117.3 OF**  
18 **THIS TITLE.**

19       7–117.

20           (A) **THIS SECTION APPLIES ONLY IN MONTGOMERY COUNTY.**

21           (B)   (1)   The Commission shall approve or disapprove a subdivision plat  
22 within 30 days after its submission. Otherwise the plat shall be deemed to have been  
23 approved, and a certificate to that effect shall be issued by the Commission upon  
24 demand. [In Prince George’s County, each office to which a preliminary subdivision  
25 plan is referred shall return one copy of the plan to the planning board within 30 days  
26 with comments noted on it. If the reply is not made within 30 days by any office to  
27 whom referred, the plan shall be deemed to be approved by it. In Prince George’s  
28 County, the Commission shall approve or disapprove a preliminary subdivision plan  
29 within 70 days after its submission, excluding the month of August and the period  
30 between December 20 and January 3 when calculating this 70–day period. Otherwise,  
31 the preliminary subdivision plan shall be deemed to have been approved, and a  
32 certificate to that effect shall be issued by the Commission upon demand.]

33                   (2)   The applicant for the Commission’s approval may waive [either or  
34 both of these requirements] **THE REQUIREMENT IN THIS SUBSECTION** and consent  
35 to the extension of the [periods] **PERIOD.** [However, in Prince George’s County, no

1 such waiver may be for a period greater than the original period allowed for approval  
2 of the plat or preliminary plan.]

3 (C) The ground of disapproval of any plat shall be stated upon the records of  
4 the Commission. Any plat submitted to the Commission shall contain the name and  
5 address of a person to whom notice of hearing may be sent. No plat may be sent by  
6 mail to the address not less than five days before the date fixed therefor. In his  
7 application, however, the applicant may waive the hearing and notice, and the  
8 approval of any plat exactly as submitted by the applicant is a waiver of the hearing  
9 and notice.

10 (D) The subdivision regulations may include provisions for notice to owners of  
11 properties that would be substantially affected by approval of any subdivision plat and  
12 for public hearings on the applications and may include provisions for an appeal to the  
13 district council from a decision approving or disapproving a subdivision plat.

14 **7-117.3.**

15 (A) **THIS SECTION APPLIES ONLY IN PRINCE GEORGE'S COUNTY.**

16 (B) **THE COMMISSION SHALL APPROVE OR DISAPPROVE A SUBDIVISION**  
17 **PLAT WITHIN 30 DAYS AFTER ITS SUBMISSION. OTHERWISE, THE PLAT SHALL BE**  
18 **DEEMED TO HAVE BEEN APPROVED, AND A CERTIFICATE TO THAT EFFECT**  
19 **SHALL BE ISSUED BY THE COMMISSION ON DEMAND.**

20 (C) **EACH OFFICE TO WHICH A PRELIMINARY SUBDIVISION PLAN IS**  
21 **REFERRED SHALL RETURN ONE COPY OF THE PLAN TO THE PLANNING BOARD**  
22 **WITHIN 30 DAYS WITH COMMENTS NOTED ON IT. IF THE REPLY IS NOT MADE**  
23 **WITHIN 30 DAYS BY ANY OFFICE TO WHOM REFERRED, THE PLAN SHALL BE**  
24 **DEEMED TO BE APPROVED BY IT.**

25 (D) **THE COMMISSION SHALL APPROVE OR DISAPPROVE A**  
26 **PRELIMINARY SUBDIVISION PLAN WITHIN 70 DAYS AFTER ITS SUBMISSION,**  
27 **EXCLUDING THE MONTH OF AUGUST AND THE PERIOD BETWEEN DECEMBER 20**  
28 **AND JANUARY 3 WHEN CALCULATING THIS 70-DAY PERIOD. OTHERWISE, THE**  
29 **PRELIMINARY SUBDIVISION PLAN SHALL BE DEEMED TO HAVE BEEN APPROVED,**  
30 **AND A CERTIFICATE TO THAT EFFECT SHALL BE ISSUED BY THE COMMISSION**  
31 **ON DEMAND. THE APPLICANT MAY WAIVE THE TIME REQUIREMENTS AND**  
32 **CONSENT TO THE EXTENSION OF THE PERIODS, BUT NO SUCH WAIVER MAY BE**  
33 **FOR A PERIOD GREATER THAN THE ORIGINAL PERIOD ALLOWED FOR APPROVAL**  
34 **OF THE PLAT OR PRELIMINARY SUBDIVISION PLAN.**

35 (E) **THE GROUND OF APPROVAL OR DISAPPROVAL OF ANY**  
36 **PRELIMINARY SUBDIVISION PLAN OR PLAT SHALL BE STATED IN THE RECORDS**  
37 **OF THE COMMISSION.**

1           **(F) THE SUBDIVISION REGULATIONS MAY INCLUDE PROVISIONS FOR:**

2                   **(1) NOTICE TO OWNERS OF PROPERTIES THAT WOULD BE**  
3 **SUBSTANTIALLY AFFECTED BY APPROVAL OF ANY PRELIMINARY SUBDIVISION**  
4 **PLAN OR SUBDIVISION PLAT;**

5                   **(2) PUBLIC HEARINGS ON THE APPLICATIONS; AND**

6                   **(3) AN APPEAL TO THE DISTRICT COUNCIL FROM A DECISION**  
7 **APPROVING OR DISAPPROVING A PRELIMINARY SUBDIVISION PLAN IF THE**  
8 **APPEAL IS FILED WITHIN 30 DAYS OF THE COMMISSION'S DECISION AND IS**  
9 **HEARD AND DECIDED WITHIN 90 DAYS OF THE COMMISSION'S DECISION.**

10           **(G) (1) IF THE SUBDIVISION REGULATIONS PROVIDE FOR AN APPEAL**  
11 **TO THE DISTRICT COUNCIL, ANY FINAL ACTION OF THE DISTRICT COUNCIL MAY**  
12 **BE REVIEWED IN THE CIRCUIT COURT FOR THE COUNTY ON PETITION OF ANY**  
13 **PERSON, ASSOCIATION, ORGANIZATION, OR MUNICIPAL CORPORATION THAT**  
14 **APPEARED IN THE DISTRICT COUNCIL'S HEARING OR SUBMITTED WRITTEN**  
15 **COMMENTS TO THE DISTRICT COUNCIL IN THE APPEAL.**

16                   **(2) (I) THE DISTRICT COUNCIL OR ANY OTHER PARTY TO THE**  
17 **REVIEW BY THE CIRCUIT COURT MAY OBTAIN A REVIEW OF ANY FINAL**  
18 **JUDGMENT OF THE CIRCUIT COURT BY APPEAL TO THE COURT OF SPECIAL**  
19 **APPEALS.**

20                           **(II) THE APPEAL SHALL BE TAKEN IN THE SAME MANNER AS**  
21 **IN OTHER CIVIL CASES.**

22                           **(III) A DISTRICT COUNCIL MEMBER MAY VOTE ON WHETHER**  
23 **THE DISTRICT COUNCIL SHOULD APPEAL EVEN IF THE MEMBER DID NOT**  
24 **PARTICIPATE IN THE DISTRICT COUNCIL'S FINAL ACTION.**

25           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be  
26 construed to apply only prospectively and may not be applied or interpreted to have  
27 any effect on or application to any appeal filed before the effective date of this Act.

28           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
29 October 1, 2008.