

SENATE BILL 970

M4

8lr3297

By: **Senator Haines**

Introduced and read first time: February 29, 2008

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Agricultural Land Preservation Easements – Construction of Houses**

3 FOR the purpose of repealing certain provisions relating to the construction of tenant
4 housing on land subject to a certain agricultural land preservation easement;
5 authorizing a landowner to construct certain housing for the landowner's use on
6 certain land subject to a certain agricultural land preservation easement under
7 certain circumstances; prohibiting certain construction from exceeding a certain
8 number of houses per a certain number of acres unless the Maryland
9 Agricultural Land Preservation Foundation grants a certain exception;
10 prohibiting certain land on which a house is constructed from being subdivided
11 or conveyed to certain persons; prohibiting a certain house from being conveyed
12 separately from a certain original parcel of land; requiring the Foundation to
13 adopt certain regulations; and generally relating to the construction of housing
14 on land subject to an agricultural land preservation easement.

15 BY repealing and reenacting, with amendments,

16 Article – Agriculture

17 Section 2–513(b)(4)

18 Annotated Code of Maryland

19 (2007 Replacement Volume)

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

22 **Article – Agriculture**

23 2–513.

24 (b) (4) (i) Subject to the approval of the Foundation, a landowner may
25 construct housing for [tenants fully engaged in operation of the farm] **THE**
26 **LANDOWNER'S USE.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (ii) Construction may not exceed 1 [tenant] house per [100] **70**
2 acres, unless the Foundation grants an exception [based on a showing of compelling
3 need].

4 (iii) The land on which a [tenant] house is constructed may not
5 be subdivided or conveyed to any person. In addition, the [tenant] house may not be
6 conveyed separately from the original parcel.

7 (iv) The Foundation shall adopt regulations for the [size and]
8 location of [tenant] **LANDOWNER** houses.

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
10 October 1, 2008.