



Montgomery County

Office of Intergovernmental Relations

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HB 989

DATE: March 8, 2024

SPONSOR: Prince George's County Delegation and Montgomery County Delegation

ASSIGNED TO: Environment and Transportation

CONTACT PERSON: Kathleen Boucher (Kathleen.boucher@montgomerycountymd.gov)

POSITION: Support

Montgomery County – Subdivision Plats – Conditions PG/MC 111-24

This bill authorizes the Montgomery County Planning Board to tentatively approve a subdivision plat subject to completion of specified conditions. If the conditions specified in a tentative approval are completed, a post-completion hearing before the Planning Board is not required before the plat is approved and submitted to the County land records. The Planning Board is prohibited from endorsing a subdivision plat that is subject to specified conditions before all the conditions are completed. A tentative approval of a subdivision plat may not be entered on the subdivision plat or allow the plat to be filed or recorded.

The bill is intended to implement the recommendation of the Montgomery County Development Review Process Workgroup (DRPW) to allow for conditional Planning Board approval of subdivision plats. The DRPW's final report issued last fall provides that: "This change would allow an applicant to receive Planning Board approval of a plat while the plat is still circulating for signatures and other administrative tasks. Once the plat is conditionally approved by the Planning Board, it does not need to go back if the conditions are met. This change will save up to three weeks for the applicant in the plat process."

The County Executive and County Council support this bill and respectfully request that the Environment and Transportation Committee give the bill a favorable report.