

CHAPTER 607

(Senate Bill 656)

AN ACT to add new Sections 26A-1 through 26A-4, inclusive, to the Montgomery County Code (1965 Edition, being Article 16 of the Code of Public Local Laws of Maryland), title "Montgomery County," subtitle "General Local Laws," to follow immediately after Section 26-14 thereof, and to be under the new subheading "Chapter 26A. ~~Land Bank,~~ PUBLIC FACILITY AREA DEVELOPMENT," in order to empower the County Council of Montgomery County to purchase, hold, improve, and dispose to public agencies and to private individuals and corporations for development according to an approved plan real properties needed to ensure the orderly development of land adjacent to important public facilities, and to authorize the County Council of Montgomery County to levy taxes for this purpose and to issue bonds on the full faith and credit of Montgomery County thereof.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That new Sections 26A-1 through 26A-4, inclusive, be and they are hereby added to the Montgomery County Code (1965 Edition, being Article 16 of the Code of Public Local Laws of Maryland), title "Montgomery County," subtitle "General Local Laws," to follow immediately after Section 26-14 thereof, and to be under the new subheading "Chapter 26A. ~~Land Bank,~~ PUBLIC FACILITY AREA DEVELOPMENT," and to read as follows:

Chapter 26A. Land Bank

PUBLIC FACILITY AREA DEVELOPMENT

26A-1. Short title.

This chapter shall be known and may be cited as the Public Facility Area Development Law.

26A-2. Findings and declaration of public purpose.

It is hereby found and declared that the Montgomery County Council, the State of Maryland, and other public agencies operating within Montgomery County face very large and continuing expenditures for the provision of highways, schools, health centers, rapid transit lines and stations, and other public facilities to serve a growing population; that the benefits and costs of such major public facilities may be significantly affected by securing the orderly, planned development of land adjacent to those public facilities; that the costs and benefits at issue are (1) efficiency and economy in the provision of public services, both in capital cost and in operating cost, by means of the functional use and usefulness of the public facility plus the impact of the facility upon the overall land and facility development pattern proposed in the General Plan of the County, and (2) attractiveness and amenity of the physical environment, and (3) growth in the local economy and tax base. It is further found and declared that these benefits derived from orderly development adjacent to public facilities can be secured much more reliably by a process whereby land adjacent to the proposed public facility is purchased at the time that land for the facility itself is acquired, a site plan is prepared for the public facility and the adjacent land to