

plats of territory within the jurisdiction of the commission; to authorize the commission to prepare and promulgate regulations with respect to the control of such subdivisions and define the scope of such regulations and empower the commission to approve or disapprove subdivision plats; to prohibit the transfer of lots in unapproved subdivisions and prevent the recording of plats of subdivisions until the same shall have been approved by the commission; to provide for the preparation and adoption of official maps of municipalities and prescribe the effect of such maps; to limit and restrict the granting of permits for buildings in the bed of mapped streets and municipal improvements in such streets; to empower the legislative body to pass ordinances for the enforcement of this Act and provide penalties for the violation of this Act or any ordinance passed in pursuance of the authority granted herein; to provide for conflict with other existing laws or ordinances and for the invalidity of any provision of this Act.

SECTION 1. *Be it enacted by the General Assembly of Maryland, as follows:*

1. DEFINITIONS. For the purpose of this Act certain terms are defined as provided in this section. Whenever appropriate the singular includes the plural and the plural includes the singular. "Municipality" or "municipal" includes or relates to counties, towns, villages or other incorporated political subdivisions. "Mayor" means the chief executive of the political subdivision, whether the official designation of his office be Mayor, City Manager or otherwise. "Council" means the chief legislative body of the political subdivision. The term "streets" includes streets, avenues, boulevards, roads, lanes, alleys, viaducts and other public ways. "Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided.

## TITLE I. MUNICIPAL PLANNING AND ZONING COMMISSIONS.

SEC. 2. GRANT OF POWER TO MUNICIPALITY. Any municipality is hereby authorized and empowered to make,