

county. When such regulations are adopted by the council, a copy thereof shall be certified by the Commission to the county clerk of the county in which the municipality and territory are located, for record.

SEC. 18. PROCEDURE, LEGAL EFFECT OF APPROVAL OF PLAT. The planning and Zoning Commission shall approve or disapprove a plat within thirty (30) days after the submission thereof to it; otherwise such plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Commission on demand. Provided, however, that the applicant for the Commission's approval may waive this requirement and consent to an extension of such period. The ground of disapproval of any plat shall be stated upon the records of the Commission. Every plat approved by the Commission shall by virtue of such approval, be deemed to be an amendment of or an addition to or a detail of the municipal plan and a part thereof. Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon the plat. The Planning Commission may, from time to time, recommend to council amendments of the zoning ordinance or map or additions thereto to conform to the Commission's recommendations for the zoning regulation of the territory comprised within approved subdivisions. The Commission shall have the power to agree with applicant upon use, height, area or bulk requirements or restrictions governing buildings and premises within the subdivision, provided such requirements or restrictions do not authorize the violation of the then effective zoning ordinance of the municipality. Such requirements or restrictions shall be stated upon the plat prior to the approval and recording thereof and shall have the same force of law and be enforceable in the same manner and with the same sanctions and penalties and subject to the same power of amendment or repeal as though set out as a part of the zoning ordinance or map of the municipality.

SEC. 19. PENALTIES FOR TRANSFERRING LOTS IN UNAPPROVED SUBDIVISIONS. Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiate to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before such plat has been approved by the Planning and Zoning Commission and recorded or filed in the office of the appropriate county clerk, shall for-