

plicant shall be deemed a waiver of such hearing and notice. The Commission is empowered to include in its subdivision regulations provisions for notice to owners of properties that would be substantially affected by approval of any subdivision plat and for public hearings on such applications.

K. Whoever being the owner or agent of the owner of any land located within a subdivision, transfers or sells 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 Commission and recorded or filed in the office of the Clerk of the Circuit Court of the county in which the property is located, shall forfeit and pay to the District Council a penalty of \$100 for each lot or parcel so transferred or sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The District Council may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by a civil action in any court of competent jurisdiction.

L. No clerk of the Circuit Court of Montgomery or Prince George's County shall receive for filing or recording or record any plat of a subdivision of land within the District unless such plat has endorsed thereon in writing the approval of the Commission. In the event any such plat not so approved is recorded after the passage of this Act such plat is invalid and the Commission shall have the right to institute proceedings against the Clerk to compel the plat to be stricken from the land records of the county, and for such purpose any court of competent jurisdiction is hereby granted jurisdiction to issue appropriate orders.

M. The Commission is hereby given authority to establish grades for all roads within the District. Until such grade is established by the Commission, no grading of a permanent nature shall be made, and any such unauthorized grading by any state, municipal or county officer or employee or any private person is hereby declared to be a misdemeanor and punishable as provided in Section 2AA of this Act.

N. The council of a municipality within the District or the County Commissioners of Montgomery or Prince George's County, or any other state, county, district, municipal or local board or body or officer authorized by law to accept, construct, establish, lay out, open, improve, grade, regrade, pave, curb or light or lay or authorize water mains or sewers or other utilities in any road in the District shall not accept, construct,