

Ordinance or map or additions thereto to conform to the Commission's [recomendations] *recommendations* for the zoning regulations 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 Howard County. 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 Howard County.

230-L. Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells *or leases* or agrees to sell or [negotiate] *negotiates* to sell any land by reference to, or exhibition of, [or by other use,] of a plat *or by any other means* [of a subdivision,] before [such] a plat has been approved by the Planning Commission and recorded, or filed, in the office of the Clerk of the Circuit Court for Howard County, shall forfeit and pay a penalty of One Hundred Dollars (\$100.00) for each lot or parcel so transferred, *leased*, or sold, or agreed, or negotiated to be sold; and the description of [such] a 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 Board of County Commissioners of Howard County may enjoin such transfer *or lease* or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by civil action in any court of competent jurisdiction, *or both*.

SEC. 2. *And be it further enacted*, That this Act is hereby declared to be an emergency Act and necessary for the immediate preservation of the public health and safety and having been passed by a yea and nay vote supported by three-fifths of all the members elected to each of the two Houses of the General Assembly of Maryland, the same shall take effect from the date of its passage.

Approved March 31, 1953.