

CHAPTER 83

(House Bill 76)

AN ACT to repeal and re-enact, with amendments, Section 26 of Article 66B of the Annotated Code of Maryland (1957 Edition), title "Zoning and Planning", sub-title "Planning", relating to the advertising of proposed regulations governing the sub-division of land.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Section 26 of Article 66B of the Annotated Code of Maryland (1957 Edition), title "Zoning and Planning", sub-title "Planning", be and it is hereby repealed and re-enacted, with amendments, to read as follows:

26. Subdivision regulations.

Before exercising the powers referred to in Sec. 25, the planning commission shall prepare regulations governing the sub-division of land within its jurisdiction. Such regulations may provide for the proper arrangement of streets, in relation to other existing planned streets and to the master plan, for adequate and convenient open spaces for traffics, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

Such regulations may include provision as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the commission may accept a bond with surety to secure to the municipality the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the commission. The municipality is hereby granted the power to enforce such bond by all appropriate legal and equitable remedies.

Before any regulations shall be submitted to council for adoption a public hearing shall be held thereon and all such regulations, or, if in the opinion of the commission it is best, a brief synopsis of such regulations, sufficient to inform a person of ordinary intelligence of the nature and contents of such regulations, together with the time and place of such public hearing, shall be published once or more, if the commission deems best, in a [daily] newspaper published and in general circulation in such city and 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.

EXPLANATION: *Italics indicate new matter added to existing law.*

[Brackets] indicate matter stricken from existing law.

CAPITALS indicate amendments to bill.

~~Strike out~~ indicates matter stricken out of bill.