

465. No plat shall be accepted for filing by the Clerk of the Circuit Court for Baltimore County until it has been approved by the Planning Board and such approval has been endorsed on the instrument in such manner as the Board of County Commissioners may designate. It shall be the duty of the Clerk of the Circuit Court for Baltimore County to notify the Planning Board in writing within three days of the filing of any plat approved by the Planning Board, identifying such plat by its title, date of filing and official number.

466. If any person shall be aggrieved by the action of the Planning Board, an appeal may be taken to the Circuit Court for Baltimore County within 30 days after the date of action by the Planning Board. The said Court shall hear all appeals without the intervention of a Jury and shall have power to affirm, modify or reverse in part or in whole any decision appealed from and may remand any case for the entering of a proper order or for further proceedings, as the Court shall determine. Upon the hearing of such appeal, the decision of the Planning Board shall be presumed by the Court to be proper and to best serve the public interest; the burden of proof shall be upon the Appellant to show that the decision complained of was against the public interest and that the Planning Board's discretion in rendering its decision was not honestly and fairly exercised, or such decision was arbitrary, or procured by fraud, or unsupported by any substantial evidence, or was unreasonable, or that such decision was beyond the powers of the said Planning Board and was illegal.

467. An appeal may be taken to the Court of Appeals of Maryland from any decision of the Circuit Court of Baltimore County reviewing the decision of the Planning Board. In such cases, the said Court shall not award costs of the appeal against any party to the appeal except the appellant.

468. (a) If before approval of a plat has been obtained, any person transfers, sells, or agrees to sell, as owner or agent, any land which forms a part of a subdivision on which, by ordinance, the Planning Board is required to act, such person shall be subject to a fine not to exceed \$200.00 or to imprisonment for not more than 30 days, and each parcel, plot or lot so disposed of shall be deemed a separate violation.

(b) In addition to the foregoing, the County Commissioners may institute and maintain a civil action to set aside and invalidate any conveyance made pursuant to such a contract or sale.

(c) In any such action the transferee, purchaser or grantee shall be entitled to a lien upon a portion of the land from which the subdivision was made that remains in the possession of the subdivider, his assigns or successors, to secure the return of any deposit made or purchase price paid, and also a reasonable search fee, survey expense and title closing expense, if any. Any such action must be brought within two years after the date of the recording of the instrument of transfer, sale or conveyance of said land, or within six years if unrecorded.

(d) In addition to the foregoing, if the conditions in any Public Works Agreement executed in accordance with the provisions of Section 462.(d) have been violated, the County Commissioners may institute proceedings in the Circuit Court for Baltimore County for