

if a new street is involved, any division of a parcel of land [; provided that a division of land into lots or parcels of five (5) acres or more and not involving a new street shall not be deemed a subdivision]. The term includes resub-division and, when appropriate to the context, shall relate to the process of sub-dividing or to the land sub-divided.

(b). The term "street" or "road" means a way for vehicular traffic, of such width, design, construction, and specifications as the Howard County Planning Commission's regulations now require or might hereafter require.

230B. The Howard County Planning Commission shall elect its Chairman from amongst its appointed members and create and fill such other of its offices as it may determine, subject to the approval of the County Commissioners. The term of chairman shall be for a period of one year, with eligibility for re-election. The Commission shall hold at least one regular meeting a month, and it shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which record shall be a public record. *The Commission is hereby empowered to establish a schedule of fees and charges for the filing and for the preliminary and final approval of plats required under this sub-title.*

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 negotiates to sell any land by reference to, or exhibition of, [of] a plat or by any other means and every bargainee or transferee and the agent of such bargainee or transferee who shall accept or knowingly be a party to any such transfer, lease or sale before 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 each forfeit and pay a penalty of [One Hundred Dollars (\$100.00)] *Five Hundred Dollars (\$500.00)* for each lot or parcel so transferred, leased, or sold, or agreed, or negotiated to be sold; and the description of 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. *In addition to the foregoing the County Commissioners may institute and maintain a civil action to set aside and invalidate any conveyance made in violation of this section.*

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 ye 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 11, 1957.