

regulations. The Commission or County has the power to enforce such bond by all appropriate legal and equitable remedies. The regulations or practice of the Commission may provide for a pre-application procedure and also for submission of a preliminary [plat] plan prior to submission of a final plat of subdivision and for tentative or conditional approval or disapproval of such preliminary [plats] plans. [Within sixty days after submission thereof; otherwise,] ~~In~~ *IN Montgomery County the regulations may also provide time limits within which such action must be taken with regard to preapplication submissions and preliminary plats PLANS and they may further provide that if the Commission fails to approve or disapprove such preapplication submissions or preliminary plats PLANS within the time limits provided, the preapplication submission or the preliminary plat PLAN shall be deemed to have been approved and that a certificate to that effect shall be issued by the Commission upon demand. Such regulations may provide that [T] the applicant for the Commission's approval may waive this requirement and consent to the extension of such period. The ground of disapproval of any such [plat] plan shall be stated upon the records of the Commission, and a copy of such record shall be mailed postage prepaid to the last address of record of the applicant.*

SEC. 2. *And be it further enacted, That Section 1(72) of Chapter 780 of the Laws of Maryland, 1959, as amended, be, and is hereby, repealed and re-enacted, with amendments, to read as follows:*

72.

*Approval or disapproval of subdivision plats [.] and Prince George's County preliminary Subdivision Plans.*

*The commission shall approve or disapprove a subdivision plat within thirty (30) days after the submission thereof; otherwise, the plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission upon demand. In Prince George's County, each office to which a preliminary subdivision plan is referred will return one copy of the plan to the Board within thirty (30) days with its comments noted thereon; if such reply is not made within thirty (30) days by any office to whom referred, the plan shall be deemed to be approved by it. In Prince George's County, the commission shall approve or disapprove a preliminary subdivision plan within seventy (70) days after the submission thereof; otherwise, the preliminary subdivision plan shall be deemed to have been approved, and a certificate to that effect shall be issued by the commission upon demand. The applicant for the commission's approval may waive [this] either or both of these requirements and consent to the extension of such periods [.] ; provided, however, that in Prince George's County no such waiver may be for a period greater than the original period allowed for approval of such plat or preliminary plan. The ground of disapproval of any plat shall be stated upon the records of the commission. Any plat submitted to the commission shall contain the name and address of a person to whom notice of hearing may be sent; and no plat shall be acted upon by the commission without affording a hearing thereon, notice of the time and place of which shall be sent by mail to said address not less than five (5) days before the date fixed therefor. In his application, however, the applicant may waive such hearing and notice, and the approval of any plat exactly as submitted*