

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Sections 3(a) and (s) of Article 25 of the Annotated Code of Maryland (1966 Replacement Volume), title "County Commissioners," subtitle "General Provisions," be and they are hereby repealed and re-enacted, with amendments, to read as follows:

3.

(a) The county commissioners of each county in this State, except Worcester, [Allegany, except as specifically provided in subsection (s),] Prince George's, Washington (except as hereinbelow provided), Somerset, Baltimore, Anne Arundel, Cecil, Howard and Queen Anne's (except as specifically provided in subsection (f)) counties, in addition to, but not in substitution of, the powers which have been or may hereafter be granted them, shall have the following express powers:

(s) (1) In Harford, Frederick [.] and Kent [and Allegany] counties, the county commissioners may provide and prescribe regulations for the issuance of plumbing permits, to be required before any sanitary systems, plumbing and fixtures may be installed within said county, and provide any fee or charges for any such permits, and the enforcement thereof. The county commissioners are authorized to charge reasonable fees for the issuance of zoning certificates or permits for construction of improvements to real property. The county commissioners of Harford [.] and Frederick [and Allegany] counties shall also have the power to adopt a plumbing code to regulate the construction of water, sewer, drainage, and sanitary facilities with power to designate and employ the necessary personnel to enforce said plumbing code and to provide criminal penalties for violation thereof. In the event the authority to adopt a plumbing code is exercised, the county commissioners shall appoint an advisory plumbing board, with four-year terms of office, consisting of a medical doctor, a plumber, and one other person to assist in the drafting and promulgation of said plumbing code and its enforcement.

(2) The county commissioners of Harford, Frederick [.] and Kent [and Allegany] counties may adopt, and from time to time may amend, supplement or abrogate, a building code and a housing code, or either of such codes. The building code, if adopted, shall provide and prescribe regulations for the issuance of building permits to be required prior to the construction or improvement of any buildings; and any such code shall prescribe standards of construction, maintenance, and repair, covering structural safety, fire prevention requirements, lights and ventilation, and proper means of ingress and egress. The housing code, if adopted, shall provide and prescribe regulations and standards for human habitation, covering sanitation, density of occupancy, open-space requirements, rodent infestation, and human standards of occupancy.

A building code and a housing code, if either is adopted, and all regulations thereunder, shall be designed to assure and protect the public health, safety, comfort, and moral and economic welfare. They may include provisions for enforcement, including the appointment and maintenance of inspectors and including penalties for a violation of either a code of the regulations thereunder.

Any such code may incorporate by reference a portion or all, if applicable, of either a building code or a housing code, as the case