

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That Sections 5.05, 5.06, and 7.01(b) of Article 66B - Zoning and Planning, of the Annotated Code of Maryland (1970 Replacement Volume and 1973 Supplement) be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Article 66B - Zoning and Planning

5.05.

Whoever, being the owner or agent of the owner of any land located within a subdivision transfers or sells or agrees to sell or negotiate to sell any land by reference to or exhibition of or by other use of a plat of a subdivision, before [such] THE plat has been approved by the planning commission and recorded or filed in the office of the appropriate county clerk, shall forfeit and pay a CIVIL penalty of [one hundred dollars (\$100)] NOT LESS THAN \$200 AND NOT MORE THAN \$1,000 IN THE DISCRETION OF THE COURT, for each lot or parcel so transferred or sold or agreed or negotiated to be sold; and the description of [such] THE 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] THE penalties or from the remedies herein provided. The county or municipal corporation may enjoin [such] THE transfer 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.

5.06.

A clerk of the circuit court shall not record a plat of a subdivision [as a deed of a subdivision without the approval of] UNLESS THE PLAT HAS BEEN APPROVED BY the planning commission as required by law. [and any] ANY [such] plat [or deed] of a subdivision recorded without planning commission approval [shall be void] HAS ONLY THE LEGAL EFFECT OF AN UNRECORDED PLAT.

7.01.

(b) In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, sign, or land is used in violation of this article or of any ordinance or other regulations made under authority conferred hereby, the proper local authorities of the jurisdiction