

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

11B-113.5.

(A) ~~THIS SECTION ONLY APPLIES TO A DEVELOPMENT THAT CONTAINS AT LEAST 12,000 ACRES OF LAND AND HAS A POPULATION OF AT LEAST 80,000~~ ESTABLISHES THE PROCESS FOR THE ANNEXATION OF PARCELS OF LAND THAT ARE SUBJECT TO THE DEED, AGREEMENT, AND DECLARATION ESTABLISHING ANY OF THE VILLAGES OR TOWN CENTER IN COLUMBIA IN HOWARD COUNTY.

(B) NOTWITHSTANDING ANY PROVISION OF LAW OR CONTRACT, A PARCEL OF LAND LOCATED IN ~~THE NEW TOWN ZONING DISTRICT AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY~~ THAT AREA OF LAND IN HOWARD COUNTY THAT IS SUBJECT TO THE DEED, AGREEMENT, AND DECLARATION OF COVENANTS, EASEMENTS, CHARGES, AND LIENS DATED DECEMBER 13, 1966, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER W.H.H. 463, FOLIO 158, ET SEQ. (THE COLUMBIA ASSOCIATION DECLARATION) THAT IS NOT PART OF THE VILLAGE OR TOWN CENTER IN WHICH THE LAND IS LOCATED MAY BE CONSOLIDATED ANNEXED INTO THE VILLAGE OR TOWN CENTER IF:

(1) THE OWNER OR DEVELOPER OF THE LAND MAKES AN APPLICATION FOR ~~CONSOLIDATION~~ ANNEXATION TO THE VILLAGE OR TOWN CENTER COMMUNITY ASSOCIATION; AND

(2) ~~THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION OR ITS SUCCESSOR, THE COLUMBIA ASSOCIATION OR ITS SUCCESSOR, AND THE VILLAGE OR TOWN CENTER COMMUNITY ASSOCIATION APPROVE THE~~ CONSOLIDATION ANNEXATION.

(C) AN INSTRUMENT THAT CONSOLIDATES A PARCEL OF LAND INTO THE VILLAGE OR TOWN CENTER IN WHICH THE LAND IS LOCATED SHALL BE EXECUTED AND FILED FOR RECORDATION IN THE LAND RECORDS OF HOWARD COUNTY.

(D) (1) A PARCEL OF LAND THAT IS ~~CONSOLIDATED~~ ANNEXED INTO A VILLAGE OR TOWN CENTER IN ACCORDANCE WITH THIS SECTION SHALL BE SUBJECT TO THE RECORDED COVENANTS AND RESTRICTIONS OF THE VILLAGE OR TOWN CENTER IN WHICH THE PARCEL OF LAND IS LOCATED.

(2) AN ANNEXATION COMPLETED IN ACCORDANCE WITH THIS SECTION MAY NOT ABROGATE OR IN ANY OTHER WAY AFFECT ANY APPROVAL PREVIOUSLY GRANTED OR CONDITION PREVIOUSLY IMPOSED UNDER A RECORDED COVENANT OR CONTRACT REGARDING IMPROVEMENTS CONSTRUCTED ON THE ANNEXED PROPERTY.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act is an emergency measure, is necessary for the immediate preservation of the public health or safety, has been passed by a yea and nay vote supported by three-fifths of all the members elected to each of the two Houses of the General Assembly, and shall take effect from the date it is enacted.