

- PUBLIC USE;
1. DEDICATION OF A PORTION OF THE REAL PROPERTY FOR
  2. PROTECTION OF SENSITIVE AREAS;
  3. PRESERVATION AND RESTORATION OF HISTORIC STRUCTURES; AND
  4. CONSTRUCTION OR FINANCING OF PUBLIC FACILITIES.

(2) AN AGREEMENT MAY:

(I) FIX THE PERIOD IN AND TERMS BY WHICH DEVELOPMENT AND CONSTRUCTION MAY COMMENCE OR BE COMPLETED; AND

(II) PROVIDE FOR OTHER MATTERS CONSISTENT WITH THIS ARTICLE.

(G) UNLESS OTHERWISE ESTABLISHED UNDER SUBSECTIONS (F)(1)(III) AND (F)(2)(I) OF THIS SECTION OR EXTENDED BY AMENDMENT UNDER SUBSECTION (H) OF THIS SECTION, AN AGREEMENT SHALL BE VOID 5 YEARS AFTER THE DAY ON WHICH THE PARTIES EXECUTED THE AGREEMENT.

(H) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION AND AFTER A PUBLIC HEARING, THE PARTIES TO AN AGREEMENT MAY AMEND THE AGREEMENT BY MUTUAL CONSENT.

(2) THE PARTIES MAY NOT AMEND AN AGREEMENT, UNLESS THE COMMISSION OF THE JURISDICTION DETERMINES WHETHER THE PROPOSED AMENDMENT IS CONSISTENT WITH THE PLAN OF THE JURISDICTION.

(I) (1) THE PARTIES TO AN AGREEMENT MAY TERMINATE THE AGREEMENT BY MUTUAL CONSENT.

(2) AFTER A PUBLIC HEARING, THE PUBLIC PRINCIPAL OR ITS GOVERNING BODY MAY SUSPEND OR TERMINATE AN AGREEMENT IF THE PUBLIC PRINCIPAL OR THE GOVERNING BODY DETERMINES THAT SUSPENSION OR TERMINATION IS ESSENTIAL TO ENSURE THE PUBLIC HEALTH, SAFETY, OR WELFARE.

(J) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THE LAWS, RULES, REGULATIONS, AND POLICIES GOVERNING THE USE, DENSITY, OR INTENSITY OF THE REAL PROPERTY SUBJECT TO THE AGREEMENT SHALL BE THE LAWS, RULES, REGULATIONS, AND POLICIES IN FORCE AT THE TIME THE PARTIES EXECUTE THE AGREEMENT.

(2) AN AGREEMENT MAY NOT PREVENT A LOCAL GOVERNMENT FROM REQUIRING A PERSON TO COMPLY WITH THE LAWS, RULES, REGULATIONS, AND POLICIES ENACTED AFTER THE DATE OF THE AGREEMENT, IF THE LOCAL GOVERNMENT DETERMINES THAT IMPOSITION AND COMPLIANCE WITH THESE LAWS AND REGULATIONS IS ESSENTIAL TO ENSURE THE PUBLIC HEALTH, SAFETY, OR WELFARE OF RESIDENTS OF ALL OR PART OF THE JURISDICTION.