

CHAPTER 477

(House Bill 744)

AN ACT concerning

St. Mary's County – Subdivision Regulations – Authority

FOR the purpose of clarifying the authority for provisions regulating subdivisions in St. Mary's County; specifying certain requirements for subdivision plats; providing for the transfer of certain interests to the Board of County Commissioners of St. Mary's County by recordation of the subdivision plat; providing that certain conveyances do not constitute an obligation on the part of the County to pay for certain improvements; providing that recordation of a subdivision plat may not be deemed to be acceptance by the County of certain improvements for specified purposes; and generally relating to the subdivision process in St. Mary's County.

BY repealing and reenacting, with amendments,

The Public Local Laws of St. Mary's County

Section 127-1

Article 19 – Public Local Laws of Maryland

(1978 Edition and July 1996 Supplement, as amended)

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

Article 19 – St. Mary's County

127-1.

A. The Board of County Commissioners may prepare regulations and amendments to them governing the subdivision of land within the county.

B. [The] IN ADDITION TO PROVISIONS AUTHORIZED BY ARTICLE 66B, § 5.03 OF THE ANNOTATED CODE OF MARYLAND, THE regulations may provide for:

(1) The harmonious development of the district.

(2) The coordination of roads within the subdivision with other existing planned or platted roads or with other features of the county or with the Commission's general plan.

(3) Adequate open spaces for traffic, recreation, light and air, by dedication or otherwise, and the dedication to public use or conveyance of areas designated for dedication under the provisions of zoning regulations relating to average lot size or planned community subdivisions and for the payment of a monetary fee, in lieu of dedication, to enable the Commission to purchase, develop or maintain park sites for the use and benefit of the subdivisions in cases where dedication would be impractical. The Commissioners shall establish the monetary fee by resolution on a per-unit or per-lot basis.