

UNOFFICIAL COPY OF HOUSE BILL 1725
EMERGENCY BILL

N1

6lr3690
CF 6lr3720

By: **Howard County Delegation**

Rules suspended

Introduced and read first time: March 10, 2006

Assigned to: Rules and Executive Nominations

A BILL ENTITLED

1 AN ACT concerning

2 **Howard County - New Town Zoning District - Consolidation of Land**

3 FOR the purpose of authorizing, under certain circumstances, a certain parcel of land
4 located in a certain new town zoning district of Howard County that is not part
5 of a village or town center to be consolidated into the village or town center in
6 which the parcel of land is located; requiring a certain owner or developer to
7 apply to a certain village or town center community association for
8 consolidation; requiring certain entities to approve the consolidation; requiring
9 the instrument consolidating a parcel of land into a village or town center to be
10 recorded in the county land records; subjecting the parcel of land to certain
11 recorded covenants and restrictions of the village or town center; providing for
12 the application of this Act; making this Act an emergency measure; and
13 generally relating to the consolidation of land in the new town zoning district of
14 Howard County.

15 BY adding to

16 Article - Real Property

17 Section 11B-113.5

18 Annotated Code of Maryland

19 (2003 Replacement Volume and 2005 Supplement)

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

22 **Article - Real Property**

23 11B-113.5.

24 (A) THIS SECTION ONLY APPLIES TO A DEVELOPMENT THAT CONTAINS AT
25 LEAST 13,000 ACRES OF LAND AND HAS A POPULATION OF AT LEAST 80,000.

26 (B) NOTWITHSTANDING ANY PROVISION OF LAW OR CONTRACT, A PARCEL OF
27 LAND LOCATED IN THE NEW TOWN ZONING DISTRICT AND RECORDED IN THE LAND
28 RECORDS OF HOWARD COUNTY THAT IS NOT PART OF THE VILLAGE OR TOWN

1 CENTER IN WHICH THE LAND IS LOCATED MAY BE CONSOLIDATED INTO THE
2 VILLAGE OR TOWN CENTER IF:

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

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

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

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

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