

Part 6: Enforcement

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1 **PART 24-6 ENFORCEMENT**

2 **Sec. 24-6100 Generally**

3 **24-6101. Authority**

4 The Planning Director may bring to the attention of the County Office
5 of Law any violations or lack of compliance with the requirements of
6 these Regulations.

7 **24-6102. Compliance with the Requirements of**
8 **Subdivision Regulations**

9 **(a)** No subdivision shall be approved in accordance with these
10 Regulations, until the proposed subdivision complies with all
11 procedures and standards of these Regulations, all applicable
12 requirements of Subtitle 27: Zoning Ordinance, all other
13 applicable requirements of the County Code of Ordinances.

14 **(b)** No development approvals or permits in accordance with
15 Subtitle 27: Zoning Ordinance, or building permits under Subtitle
16 4: Building, of the County Code shall be approved unless the
17 proposed development is in compliance with these Regulations.

18 **24-6103. Violations and Penalties**

19 **(a) Violations**

20 (1) An owner of land, or agent of the owner who transfers or
21 sells or agrees to sell or negotiate to sell any land by
22 reference to, exhibition of, or other use of a plat of a
23 subdivision before the plat has been approved in
24 accordance with these Regulations, and filed in the Land
25 Records of Prince George's County, shall be subject to a
26 penalty of \$100 for each lot or parcel so transferred or sold.

27 (2) The description of a lot or parcel by metes and bounds in
28 the instrument of transfer or other document used in the
29 process of selling or transferring does not exempt the
30 transaction from the penalties or the remedies provided in
31 this Section.

32 **(b) Civil Enforcement**

33 (1) If a person is in violation of these regulations, the County
34 may seek to:

35 **(A)** Enjoin the transfer, sale, or agreement to sale land in
36 violation in any court of equity; or

37 **(B)** Recover the penalty by civil action in a court of
38 competent jurisdiction.

39 (2) In addition, appropriate actions may be taken by the
40 County, and proceedings may be taken in equity to prevent
41 any violation of these Regulations; and to prevent any
42 unlawful construction; to recover damages; to restrain,
43 correct, or abate a violation; or to prevent illegal occupancy
44 of a building, structure, or premises. These remedies shall
45 be in addition to the penalties described elsewhere in the
46 County Code.

47 **(c) Fine**

48 Any person who fails to comply with, or who violates any
49 provision of these Regulations, or subdivides land contrary to
50 State law, is subject to a fine of not more than \$100.00 to be
51 paid to Prince George's County for each lot or parcel that is in
52 violation.