

Process For Ownership Lots

Plats that are submitted for Ownership Lot establishment are processed pursuant to Section 24-108(a)(7)(A) of the Subdivision Regulations and are approved by the Planning Director. "Ownership Lot" and "Parent Lot" are defined in Section 24-101.01 of the Zoning Ordinance.

Ownership lots by definition allow for separate ownership and financing where multiple buildings or tenants exist on a lot or parcel which is shown on a record plat such as; shopping centers, individual and/or multifamily buildings for the purpose of obtaining financing for a phased development.

Ownership lots shown on a record plat must be described by bearings and distances, but by definition do not constitute a resubdivision of the parent lot. An ownership lot is not a fee-simple division of land but a reflection of a divided interest.

All land in the parent lot must be included on the final plat and all notes from the original plat that created the Parent Lot will be carried forward.

The following notes shall be placed on the plat:

This plat is being done in accordance with Section 24-108(a)(7)(A) to create ownership lots. The parent lot (Lot ____) was originally recorded as Lot ____ in Plat Book ____ at Plat No. ____.*

For the purposes of development applications or permit issuance, the parent lot must be shown in its entirety. The internal ownership lines are not to be shown on development applications or permits and are not to be treated as property lines for the purposes of determining building setbacks, access or to establish conformance with Zoning, Subdivision or any other laws, rules or regulations.

*The following language will be added when the plat that created the parent lot was approved prior to October 27, 1970: The parent lot shown on this plat was created on a plat approved prior to October 27, 1970 and further development of the property is subject to Section 24-111(c) of the Zoning Ordinance.

The following language shall be included in the Owner's Dedication:

Each owner hereby acknowledges that the development of its ownership lot is subject to all of the laws and regulations of Prince George's County, Maryland, as well as to all land use approvals granted by the Prince George's County Planning Board (PGCPB), that are intended to survive and not be extinguished by the recordation of this plat. Such laws, regulations, and approvals that apply (insert original lot #), (subdivision name), as shown in Plat Book ____ continue to apply to the property as a whole so long as the ownership lots remain or until the property is re- recorded.

The following language shall be included in the Surveyor's Certificate:

Also being all of Lot ____ as shown on a plat entitled ____ and recorded among the aforementioned Land Records in Plat Book ____ at Plat No. ____

For clarification purposes re-recorded may include a lot-line adjustment, a resubdivision, a plat of correction and/or an adjustment between an ownership lot and a parent lot.