

ARTICLE 9
VIOLATIONS AND ENFORCEMENT
(Amended 10/9/01)

9.1 No plan of a division of land within the City which would constitute a subdivision shall be recorded in the Registry of Deeds until a Final Plan has been approved by the Board in accordance with these Regulations.

9.2 No person, firm, corporation, or legal entity may convey, offer, lease, develop, build upon or agree to convey any land in a subdivision which has not been approved by the Board and recorded in the Registry of Deeds.

9.3 No person, firm, corporation, or other legal entity may convey, offer, lease, develop, build upon or agree to convey any land in an approved subdivision which is not shown on the Final Plan as a separate lot.

9.4 Any person, firm, corporation, or other legal entity who conveys, offers, leases, develops, builds upon or agrees to convey any land in a subdivision which has not been approved as required by these Regulations and Title 30A M.R.S.A. §4406 shall be punished by a fine of not less than \$100, and not more than those amounts set forth in Title 30A M.R.S.A. §4452 for each such conveyance, offering, lease development, building or agreement. Each day in violation shall constitute a separate offense. The City may institute proceedings to enjoin the violation of this section and may collect attorney's fees and court costs if it is the prevailing party.

9.5 No public utility, water district, sanitary district, or any utility company of any kind shall serve any lot in a subdivision for which a Final Plan has not been approved by the Board.

9.6 Development of a subdivision without Board approval shall be a violation of law (Title 30 M.R.S.A. § 4401 et seq).