

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2026 Legislative Session, Legislative Day No.: May 26, 2026

Bill No.: 1627

Expiration Date: July 30, 2026

Introduced by: Mr. Callahan, Ms. Mielke, Mr. Stepp

A BILL TO AMEND CHAPTER 190 (ZONING, SUBDIVISION, AND LAND DEVELOPMENT) OF THE TALBOT COUNTY CODE FOR THE PURPOSE OF PROVIDING FOR THE PARTIAL OR COMPLETE RELEASE OF A RESERVED LAND AGREEMENT OR A RESERVATION OF DEVELOPMENT RIGHTS AGREEMENT IF THE PARCEL IS SUBJECT TO AN OPTION CONTRACT WITH THE STATE OF MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION (MALPF), SUBJECT TO CERTAIN CONDITIONS

By the Council: May 26, 2026

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, June 30, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order: _____

Susan W. Moran
Susan W. Moran, Secretary

A BILL TO AMEND CHAPTER 190 (ZONING, SUBDIVISION, AND LAND DEVELOPMENT) OF THE TALBOT COUNTY CODE FOR THE PURPOSE OF PROVIDING FOR THE PARTIAL OR COMPLETE RELEASE OF A RESERVED LAND AGREEMENT OR A RESERVATION OF DEVELOPMENT RIGHTS AGREEMENT IF THE PARCEL IS SUBJECT TO AN OPTION CONTRACT WITH THE STATE OF MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION (MALPF), SUBJECT TO CERTAIN CONDITIONS

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND that Chapter 190 (Zoning, Subdivision, and Land Development) of the Talbot County Code shall be and is hereby amended as follows:

KEY	
Boldface	Heading or defined term
<u>Underline</u>	Added to law by Bill
* * *	Existing law unaffected

* * *

§ 190-73. Reserved land agreements and reservation of development rights agreements.

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73.3 Release or relocation.

- A. Release. A grantor or his successors may petition the County Council for partial or complete release of a reserved land agreement or reservation of development rights agreement if: (i) the parcel's zoning classification changes; or (ii) the parcel is subject to an option contract with the State of Maryland Agricultural Land Preservation Foundation (MALPF) that was entered into between April 1, 2024, and March 31, 2026, is binding upon the owner of the parcel, and will establish a perpetual easement over the parcel.
- B. Relocation. The boundaries of lands subject to the agreement shall be delineated on the final plat. A major revision plat shall be submitted for the relocation or adjustment of reserved land acreage. The relocation shall be of an equal area and shall be within the boundaries of the original parcel.

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SECTION TWO: AND BE IT FURTHER ENACTED, that if any provision of this Bill or the application thereof to any person or circumstance is held invalid for any reason in a court of

competent jurisdiction, the invalidity does not affect other provisions or any other application of this Bill which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill are declared severable.

SECTION THREE: AND BE IT FURTHER ENACTED, that the Publishers of the Talbot County Code and the Talbot County Office of Law, in consultation with and subject to the approval of the County Manager, may make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in this Bill, as finally adopted, that are incorrect or obsolete, with no further action required by the County Council. All such corrections shall be adequately referenced and described in an editor's note following the section affected.

SECTION FOUR: AND BE IT FURTHER ENACTED, that this Bill shall take effect sixty (60) days from the date of its passage.

PUBLIC HEARING

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1627 having been published, a public hearing was held on Tuesday, June 30, 2026, at 5:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

BY THE COUNCIL

Read the third time.

ENACTED: July 14, 2026

By Order 
Susan W. Moran, Secretary

Callahan	-	Aye
Stepp	-	Aye
Leshner	-	Nay
Mielke	-	Nay
Haythe	-	Aye (via absentee ballot)

EFFECTIVE DATE: September 12, 2026