

Enforcement

**Chapter
1108**



1108-01 Recording of Plat

No plat of any subdivision shall be entitled to record in the office of the Recorder of Franklin County or have any validity until it has been approved in the manner prescribed herein. In the event any unapproved plat is recorded, it shall be considered invalid, and the Planning and Zoning Commission shall institute proceedings to have the plan stricken from the records of Franklin County, State of Ohio.

(1980 Code 151.50)

1108-02 Revision of Plat After Approval

No change, erasure, modification or revision shall be made in any plat of a subdivision after approval has been given by the Planning and Zoning Commission and endorsed in writing on the plat, unless the plat is resubmitted to the Commission.

(1980 Code 151.51)

1108-03 Sale of Land In Subdivision

No owner or agent of the owner of any land located within a subdivision shall transfer, sell, agree to sell or negotiate to sell any land by reference to, exhibition of, or use of a plan or plat of a subdivision before the plat has been approved and recorded in the manner prescribed herein. Any sale or transfer contrary to the provisions of this section is void. The description of the lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from the provisions of these regulations.

(1980 Code 151.53)

1108-04 Permits

(a) Building or repair permits shall not be issued for any structure on a lot in a subdivision for which a plat has not been approved and recorded in the manner prescribed herein.

(b) No owner or agent of the owner of any land shall be entitled to a permit for the installation of wells and septic tanks upon any lots in a subdivision for which a plat has not been approved and recorded in the manner prescribed herein.

(1980 Code 151.54)

1108-05 Penalty

(a) Whoever violates these Subdivision Regulations or fails to comply with any order pursuant thereto shall be guilty of a misdemeanor of the first degree.

(b) A County Recorder who records a plat contrary to the provisions of these Regulations shall be guilty of a misdemeanor of the third degree.

(c) Any owner or agent of the owner of any land within or without a municipal corporation who transfers any lot, parcel or tract of the land from or in accordance with a plat of a subdivision before the plat has been recorded in the office of the County Recorder, shall be guilty of a misdemeanor of the third degree for each lot, parcel or tract of land sold. The description of the lot, parcel or tract by metes and bounds in the deed or transfer shall not exempt the seller from the forfeiture provided in this section.

(d) Any person who disposes of, offers for sale or leases for a time exceeding five years any lot or any part of a lot in a subdivision before provisions of these Regulations are complied with shall be guilty of a misdemeanor of the third degree for each lot or part of a lot sold, offered for sale or leased.