

## SECTION 7

### LEGAL STATUS PROVISIONS

7A. AMENDMENTS. The provisions of these regulations may, from time to time, be amended, modified, changed, or repealed by the Commission in accordance with the provisions of the General Statutes of the State of Connecticut as amended.

7B. INTERPRETATION. In the interpretation and application, the provisions of these regulations shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare. Where these regulations impose a greater restriction upon land, buildings, structures, uses or improvements than is imposed or required by such existing provisions of law, ordinance, contract, or deed, the provisions of these regulations shall control.

7C. PENALTIES. It is also declared that no subdivision or re-subdivision of land shall hereafter be made unless the same shall have been submitted to and approved by the Commission and that whoever, being the owner or agent of the owner of any land located within the jurisdiction of the Commission, shall transfer or sell or offer to sell any land by reference to or exhibition of, or by other use of a plan of a subdivision before such plan has been approved by the Commission and recorded or filed with the Town Clerk, shall be fined not more than five hundred dollars (\$500) for each lot for transferred or sold; and the description of such lot by metes and bounds, or by courses and distances in the instrument of transfer or other document used in the process of selling or offering for sale or transferring shall not exempt the transactions from such penalties. The Town of Middlefield may enjoin such transfer or sale and may recover said penalty by a civil action.

7D. VALIDITY. If any part of these regulations shall, for any reason, be held to be invalid or unconstitutional, the validity of any other section or remaining portion of these regulations shall not be affected or impaired.

7E. REPEALER. All subdivision regulations previously adopted for the Town of Middlefield are hereby repealed.