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Fees for all subdivision applications provided for in this Chapter shall be established by resolution of the Board of County Commissioners in conjunction with a hearing process that will consist of a ten-day public notice prior to the Board's hearing. Notice of said hearing is to be published once in the newspaper designated by the Board for publication notices.

**Sec. 24-10-20. State agency fees.**

Review fees charged by a State agency for the review of any subdivision applications shall be made payable, by check or money order, to the state reviewing agency in the amount set by state law. The fee shall be paid at the time the application is submitted for consideration by the Planner. Failure to pay said fee shall result in the subdivision application being considered an incomplete application and will not be assigned a case number or hearing date until the fee is paid.

**Sec. 24-10-30. Violations and penalties.**

A. Any subdivider, or agent of a subdivider, who transfers, sells, agrees to sell or offers to sell any subdivided land before a final plat for such subdivided land has been approved by the Board and recorded or filed in the office of the County Clerk and Recorder shall be guilty of a misdemeanor and shall be subject to a fine not to exceed five hundred dollars (\$500.00) for each parcel or interest in subdivided land which is sold or offered for sale. All fines collected shall be credited to the general fund of the County.

B. The Board shall have the power to bring an action to enjoin any subdivider from selling, agreeing to sell or offering to sell subdivided land before a final plat for such subdivided land has been approved by the Board.

C. Building permits for construction on land divided in an illegal manner subsequent to the adoption of the initial ordinance codified herein shall not be issued unless reviewed and approved by the Board. No building permit shall be approved by the Board unless all of the following can be shown:

1. The parcel shall be accessible from an existing public road.
2. The parcel will have access to an adequate water supply.
3. The parcel will have access to an adequate means for the disposal of sewage.
4. The issuance of the building permit will not change the essential character of the neighborhood.

5. The procedure defined in this Section is not being utilized for the purpose of evading the requirements and intent of this Chapter.

6. The owner does not own a parcel of land adjacent to the subject parcel.