

8 Violations and Penalties

8.1 NO SELLING OF LAND BEFORE APPROVAL - No person owning land composing a subdivision, or his agent, shall transfer or sell or agree to sell any lot or parcel of land located within a subdivision by reference to, or by exhibition, or by any other use of a plat of such subdivision, before such plat has received final approval of the Planning Commission and recorded by the County Clerk. Any such instrument of transfer, sale, or contract shall be void and shall not be subject to be recorded.

The description of lots or parcels by metes and bounds in any contract or instrument of transfer or other document used in the process of selling or transferring same shall not exempt the person attempting to transfer from penalties provided or deprive the purchaser of any right or remedies he may otherwise have.

8.2 PENALTIES - Any subdivider, County Court-Clerk, public official, or other person who does not comply with the Hancock County Zoning Regulation, Kentucky Revised Statutes 100, with this regulation, the conditions set forth by the Planning Commission, Board of Adjustments, or any court, or does not comply with the plans presented and approved, the Planning Commission may take the following action:

A. Injunction - The Planning Commission may apply for an injunction against any type of subdivision construction by a subdivider or a landowner.

B. Building Permits - The Planning Commission may direct the Building Inspector not to issue building permits in the subdivision in question.

C. Fines - The Planning Commission may take action to fine any person or entity who is in violation of these provisions or any of the regulations adopted pursuant hereunder for which no other penalty is provided. Upon conviction, the persons or entity shall be fined not less than ten (10) but no more than five-hundred (500) dollars for each conviction. Each day of violation shall constitute a separate offense.