

Subdivision

All divisions of a tract or parcel of land (in addition to the undivided remaining portion of the original undivided tract) into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or a change in existing streets; however, the following is not included within this definition and is not subject to any regulations enacted pursuant to this Part:

- (1) The combination or recombination of portions of previously subdivided and recorded lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations;
- (2) The division of land into parcels greater than ten acres if no street right-of-way dedication is involved;
- (3) The public acquisition by purchase of strips of land for widening or opening streets;
- (4) The division of a tract in single ownership the entire area of which is no greater than two acres into not more than three lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed the standards of the county as shown by its subdivision regulations;
- (5) The division of a tract of land into one lot where:
 - a. The lot fronts upon a State-maintained road;
 - b. The lot is served by a public water system; and
 - c. The lot is large enough to meet applicable State and local health codes and other local ordinances;
- (6) The gift by a property owner of a single lot to the property owner's child or parent or to each of the property owner's children or parents where:
 - a. The lot fronts upon a State-maintained road;
 - b. The lot is served by a public water system; and
 - c. The lot is large enough to meet applicable State and local health codes and other local ordinances.

This exemption shall be for a one-time gift of a single lot to each child or parent of the property owner. A gift of any additional lot to the same child or parent shall require compliance with the county's subdivision ordinance.