

and until he has received such a certificate of approval. If there is no building inspector in the county or municipal corporation, the owner, lessee, or tenant of the property and premises shall not commence the proposed work or change until and unless he or it has received such a certificate of approval from the commission. The failure of the commission to act upon [an] A COMPLETED application within forty-five (45) days from the date the COMPLETED application was filed shall be deemed to constitute automatic approval of the proposed changes unless an extension of this forty-five day period is agreed upon mutually by the applicant and the commission or the application has been withdrawn.

## 8.13.

Nothing in this subtitle shall be taken or construed to prevent [work and repairs on any structure coming under the heading of ordinary maintenance] ROUTINE MAINTENANCE, CUSTOMARY FARMING OPERATIONS, OR LANDSCAPING WHICH WILL HAVE NO MATERIAL EFFECT ON THE HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE OF A DESIGNATED SITE, STRUCTURE, OR DISTRICT. Nothing in this subtitle affects the right to complete any work covered by a permit or authorization issued prior to [January 1, 1971] OCTOBER 1, 1995.

## 8.14.

A COMMISSION MAY REQUEST THAT THE ENFORCING AUTHORITY INSTITUTE ANY OF THE REMEDIES AND PENALTIES PROVIDED BY LAW FOR ANY VIOLATION OF AN ORDINANCE OR RESOLUTION ADOPTED UNDER THIS SUBTITLE.

## [8.14.] 8.15.

Any person or persons, firm, or corporation aggrieved by a decision of the [historic district] commission has a right of appeal therefrom similar to that provided from the decision of the zoning board or commission within the county or municipal corporation.

## [8.14.1.] 8.16.

(a) Every county, municipal corporation and Baltimore City [may enact laws] in which [an historical] A district is [located,] DESIGNATED, MAY ENACT LAWS requiring that utility companies relocate underground existing overhead lines and facilities within the defined part of the [historic] district or the entire [historic] district, and requiring the connection thereto to be placed underground if necessary by private owners then receiving service from the overhead lines and facilities. The law shall provide:

(1) The estimated cost to property owners for work to be performed on private property be determined and made available to affected property owners;

(2) Financing of these costs to private owners be provided including any charges for the amortization of the bonds issued to initially cover such private costs. The county, municipal corporation, or Baltimore City may enter into agreement with individual property owners whereupon it will advance funds to cover the property owner's costs involved in the conversion of the overhead lines and facilities and may appropriate funds, levy taxes or borrow funds to pay and advance the costs of such conversion. The