

**SECOND CLASS CITIES, SUBDIVISION OF LAND**  
**Act of May 21, 1923, P.L. 292, No. 189**  
AN ACT

Cl. 11

To regulate the allotting or subdividing of land in cities of the second class, by requiring the recording in the office of the recorder of deeds of a map or plat prior to the sale, conveyance, or mortgaging of any part thereof; and providing penalties for the violation of the act.

Section 1. Be it enacted, &c., That every person, firm, or corporation, who, being the owner or agent of the owner of any land situated within a city of the second class in this Commonwealth, makes or causes to be made a subdivision or allotment of said land, which includes the location of streets, lanes, or alleys, shall, before selling, conveying, or mortgaging any lot, parcel, or tract thereof, file for record in the office of the recorder of deeds of the county in which the land is situated a plan of the subdivision or allotment of said land.

Section 2. That any such person, firm, or corporation, who makes or causes to be made a subdivision or allotment of land as aforesaid, and sells, conveys, or mortgages any lot, parcel, or tract thereof, before a map or plat of such subdivision or allotment has been recorded in the office of the recorder of deeds of the county in which the land is situated, shall be subject to a penalty of one hundred (\$100) dollars for each lot, parcel, or tract so sold, conveyed, or mortgaged, to be sued for in any court, having jurisdiction of an action for a fine or penalty, by and for the use of the city of the second class in which the land is situated. A description of such lot, parcel, or tract by metes and bounds in the deed, mortgage, or other instrument of sale, conveyance, or mortgage shall not be sufficient to exempt the seller, mortgagor, or agent from the penalty herein provided.