

OF REZONED REAL PROPERTY THAT IS USED FOR RESIDENTIAL PURPOSES ON THE BASIS OF THAT USE AND NOT UPON A GREATER VALUE ATTRIBUTABLE TO A CHANGE IN ZONING ~~THAT WAS NOT INITIATED BY THE OWNER~~ THROUGH COMPREHENSIVE REZONING NOT INITIATED OR REQUESTED BY THE HOMEOWNER OR ANYONE HAVING AN INTEREST IN THE PROPERTY.

(B) (1) IN THIS SECTION AND §§ 8-227 AND 8-228 OF THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "DWELLING" MEANS A HOUSE THAT IS USED AS THE PRINCIPAL RESIDENCE OF A HOMEOWNER AND THE ~~LOT OR CURTILAGE PROPERTY~~ LOT OR CURTILAGE ON WHICH THE HOUSE IS ERECTED.

(3) "HOMEOWNER" MEANS AN INDIVIDUAL WHO:

(I) ACTUALLY RESIDES IN A DWELLING IN WHICH THE INDIVIDUAL HAS A LEGAL INTEREST; OR

(II) UNDER A COURT ORDER OR SEPARATION AGREEMENT, PERMITS A SPOUSE, A FORMER SPOUSE, OR A CHILD OR THE INDIVIDUAL'S FAMILY TO RESIDE, WITHOUT PAYMENT OF RENT, IN A DWELLING IN WHICH THE INDIVIDUAL HAS A LEGAL INTEREST.

(4) "LEGAL INTEREST" INCLUDES AN INTEREST IN A DWELLING:

(I) AS SOLE OWNER;

(II) AS A JOINT TENANT;

(III) AS A TENANT IN COMMON;

(IV) AS A TENANT BY THE ENTIRETIES;

(V) THROUGH MEMBERSHIP IN A COOPERATIVE;

(VI) UNDER A LAND INSTALLMENT CONTRACT, AS DEFINED IN § 10-101 OF THE REAL PROPERTY ARTICLE; OR

(VII) AS A HOLDER OF A LIFE ESTATE.

(5) "REZONED REAL PROPERTY" MEANS A DWELLING THAT:

(I) HAS BEEN OWNED AND OCCUPIED BY A HOMEOWNER FOR AT LEAST ~~1 YEAR~~ 3 YEARS PRIOR TO A ZONING CHANGE DESCRIBED IN ITEM (III) OF THIS PARAGRAPH;

(II) WAS ZONED AS RESIDENTIAL AT THE TIME OF ACQUISITION; AND

(III) HAS BEEN REZONED FROM A RESIDENTIAL TO A COMMERCIAL OR INDUSTRIAL ZONING CLASSIFICATION ~~OTHER THAN~~