

pend considerably more money than received from the condemning authority for their condemned property; and

WHEREAS, such owner-occupants have thereby sustained serious financial loss; and

WHEREAS, the financial loss suffered by such owner-occupants often has been due to the progressive deterioration of the neighborhoods in which they reside, rather than the condition of their own dwellings; and

WHEREAS, such owner-occupants have thus been hindered in acquiring decent, safe and sanitary dwellings; and

WHEREAS, it is in the public interest to facilitate owner-occupants of dwellings taken for public purposes to relocate themselves as owner-occupants of decent, safe and sanitary dwellings; and

WHEREAS, the payment of additional compensation to owner-occupants of dwellings taken for public purposes would facilitate the relocation of such persons as owner-occupants of decent, safe and sanitary dwellings.

SECTION 1. *Be it enacted by the General Assembly of Maryland, That new Section 6A be and it is hereby added to Article 33A of the Annotated Code of Maryland (1967 Replacement Volume), title "Eminent Domain," to follow immediately after Section 6 thereof and to read as follows:*

6A.

(1) In the taking of any property which is improved by a single or two family dwelling occupied by its owner, in addition to fair market value of his property, the owner-occupant shall be entitled to receive additional compensation equal to the difference, if any, between the average costs, within the same political subdivision, of a decent, safe and sanitary dwelling generally comparable in size to the dwelling being taken, and the fair market value of the dwelling being taken; provided that such additional compensation shall not exceed ~~Three Thousand Five Hundred Dollars (\$3,500.00)~~ FIVE THOUSAND DOLLARS (\$5,000.00) for any such property; and provided, further, that such additional compensation shall not be paid unless the owner of said building was the owner and occupant thereof for not less than one (1) year immediately prior to the effective date of legislative authority for the acquisition of such dwelling and continued as an owner-occupant until commencement of negotiations for the acquisition of properties in the project area and moved because of the threatened acquisition of said dwelling. For the purposes of this section, the leasehold owner of a property subject to a redeemable or irredeemable ground rent shall be considered to be the owner of the property.

(2) The appropriate condemning authority shall adopt rules and regulations for the implementation of the provisions of this section. Such rules and regulations may include a schedule containing a sliding scale correlating fair market values of dwellings to be acquired with specific amounts reasonably necessary to allow owner-occupants to acquire decent, safe and sanitary dwellings generally comparable in size to the dwellings being taken, as provided in this section.