

COUNTY LOCAL LAWS

CLOSING COSTS: THE PHRASE "CLOSING COSTS" MEANS THE STATUTORY CHARGES FOR TRANSFERRING TITLE, FEES FOR OBTAINING NECESSARY FINANCING AND TITLE EXAMINATION FEES AND TITLE INSURANCE PREMIUMS.

DIRECTOR: EXCEPT AS OTHERWISE INDICATED, THE WORD "DIRECTOR" MEANS THE HEAD OF THE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DWELLING UNIT: THE PHRASE "DWELLING UNIT" MEANS A BUILDING, OR PORTION THEREOF, ARRANGED OR DESIGNED FOR OCCUPANCY BY NOT MORE THAN ONE FAMILY FOR LIVING PURPOSES AND HAVING COOKING FACILITIES. AS USED HEREIN, "DWELLING UNIT" INCLUDES SINGLE FAMILY UNITS, WITHIN DETACHED OR SEMI-DETACHED TWO-FAMILY, MULTIPLE-FAMILY, MULTIPLE GROUP, TOWNHOUSE, AND DUPLEX TOWN HOUSE DWELLINGS, AND ALL OTHER TYPES OF STRUCTURES, HOWEVER DESIGNED OR COMBINED, FOR LIVING PURPOSES.

LOW AND MODERATE INCOME:

(1) THE PHRASE "LOW INCOME" MEANS LEVELS OF INCOME WITHIN THE INCOME RANGE FOR ADMISSION TO PUBLIC HOUSING ESTABLISHED FROM TIME TO TIME BY THE MONTGOMERY COUNTY HOUSING AUTHORITY PURSUANT TO SECTION 3(J) OF ARTICLE 44A OF THE ANNOTATED CODE OF MARYLAND (1971 REPLACEMENT VOLUME) AND THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED.

(2) THE PHRASE "MODERATE INCOME" MEANS LEVELS OF INCOME, DESIGNATED FROM TIME TO TIME BY WRITTEN REGULATION OF THE COUNTY EXECUTIVE, WHICH PROHIBIT OR SEVERELY LIMIT THE FINANCIAL ABILITY OF PERSONS OF VARYING CIRCUMSTANCES TO PURCHASE OR RENT HOUSING IN THE COUNTY AND, BASED ON EXPERIENCE IN THE HOUSING MARKET IN THE COUNTY, REQUIRE THE TYPE OF MODERATELY PRICED HOUSING INTENDED TO BE DEVELOPED UNDER THE PROVISIONS OF THIS CHAPTER. FOR THE PURPOSES OF THIS CHAPTER, LEVELS OF GROSS INCOME DESIGNATED AS MODERATE INCOME BY THE COUNTY EXECUTIVE SHALL NOT EXCEED TWO HUNDRED PERCENT (200%) OF LEVELS OF NET LOW INCOME FOR CONTINUED OCCUPANCY OF PUBLIC HOUSING ESTABLISHED BY THE COUNTY HOUSING AUTHORITY. IN ISSUING WRITTEN REGULATIONS ESTABLISHING LEVELS OF MODERATE INCOME, THE COUNTY EXECUTIVE SHALL CONSIDER, AMONG OTHER FACTORS, THE FOLLOWING: FAMILY SIZE AND NUMBER OF DEPENDENTS, INCOME OF ALL WAGE EARNERS IN THE FAMILY, ELDERLY OR DISABLED FAMILY MEMBERS, AND SOURCES OF FAMILY INCOME.

MODERATELY PRICED DWELLING UNIT: THE PHRASE "MODERATELY PRICED DWELLING UNIT" MEANS A DWELLING UNIT WHICH MEETS THE SPECIFICATIONS OF EITHER PARAGRAPH (1) OR (2) BELOW: