(2) Six percent of the value of the consideration for any transfer of real property which, after the effective date of any such rate of tax has been rezoned to a more intensive use at the instance of the transferor or transferee, excluding the value of improvements constructed after such rezoning; or

(3) FOUR PERCENT OF THE VALUE OF THE CONSIDERATION FOR THE INITIAL TRANSFER OF A RESIDENTIAL UNIT SUBJECT TO A CONDOMINIUM REGIME OFFERED FOR RENT FOR RESIDENTIAL PURPOSES PRIOR TO THE ESTABLISHMENT OF THE CONDOMINIUM REGIME. THE TAX SHALL BE PAID BY THE INITIAL TRANSFEROR OF THE RESIDENTIAL UNIT. THE TAX SHALL BE IN ADDITION TO THE TAX PROVIDED IN PARAGRAPH (4) OF THIS SUBSECTION; OR

[(3)] (4) One percent of the value of the consideration for any other transfer.

(b) No transfer of any interest in such property shall be taxed hereunder where the transfer is to any nonprofit hospital or nonprofit religious or charitable organization, association or corporation, nor to any municipal, county or State government, or instrumentalities, agencies or political subdivisions thereof; provided, that no exemption shall be granted hereunder to a transfer under paragraph (a)(1) of this section unless the transferor is a nonprofit hospital or nonprofit religious or charitable organization, association or corporation, or a municipal, county or State government, or instrumentality, agency or political subdivision thereof. THE COUNTY COUNCIL MAY PROVIDE FOR ANY ADDITIONAL EXEMPTIONS FROM THE PROVISIONS OF THIS SECTION.

(c) No tax levied pursuant to this section shall apply to transfers pursuant to contracts or agreements entered into prior to the effective date of such tax.

(d) The county council is further empowered and authorized to fix a penalty not in excess of one thousand dollars or imprisonment not exceeding six months, or both such fine and imprisonment, for violation of the provisions of any resolution or ordinance of the county council adopted pursuant to this section.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1980.

Approved May 20, 1980.

CHAPTER 649

(House Bill 1533)