Commission also notes that the amendment of present Art. 41, § 266WA seems to preclude an industrial project applicant acting as a mortgagor if a public body does not participate. The Authority indicates that this result was not intended. Instead, the intended result was to afford a tax exemption to the applicant if the public body participated but the applicant was mortgagor.

The only other changes are in style.

13-152. DEFAULT BY MORTGAGOR.

(A) IN GENERAL.

(1) IF A MORTGAGE INSURED BY THE AUTHORITY IS IN DEFAULT AS TO ANY MORTGAGE PAYMENT, THE AUTHORITY, AFTER IT IS NOTIFIED OF THE DEFAULT:

(I) SHALL PAY ALL SUMS ATTRIBUTABLE TO THE INSURED PORTION OF THE MORTGAGE, EXCLUSIVE OF ANY ACCELERATION PROVISION, AS THE SUMS FALL DUE, BUT NO MORE, TO THE EXTENT THAT THE MORTGAGE INSURANCE AGREEMENT PROVIDES; AND

(II) MAY PAY FOR NOT MORE THAN 1 YEAR, ALL SUMS REQUIRED IN THAT PERIOD BY THE MORTGAGE, REGARDLESS OF THE AMOUNT INSURED, IF THE AUTHORITY FINDS THAT PAYMENT IS NECESSARY TO DELAY FORECLOSURE OF AN INDUSTRIAL PROJECT AND THAT THE DELAY PROMOTES THE PURPOSES OF THIS SUBTITLE.

(2) A PAYMENT BY THE AUTHORITY UNDER THIS SUBSECTION DOES NOT RELIEVE A TENANT OF AN INDUSTRIAL PROJECT FROM ANY OBLIGATION.

(B) RENTAL FOR OTHER USES.

(1) IF A MORTGAGE INSURED BY THE AUTHORITY IS IN DEFAULT AS TO ANY MORTGAGE PAYMENT AND THERE IS A VACANCY IN THE INDUSTRIAL PROJECT, THE AUTHORITY MAY PERMIT THE MORTGAGOR TO LEASE OR RENT THE PROPERTY TO A TENANT FOR A USE OTHER THAN AS AN INDUSTRIAL PROJECT.

(2) THIS LEASE OR RENTAL OF THE PROPERTY SHALL BE TEMPORARY AND SUBJECT TO THE CONDITIONS THAT THE AUTHORITY REQUIRES.

REVISOR'S NOTE: This section presently appears as Art. 41, § 266R.

In subsection (a)(1) of this section, the phrase "[i]f a mortgage ... is in default as to any mortgage payment" — which conforms to the similar language of subsection (b)(1) of this section — is substituted for the less precise phrase "[i]f a mortgagor defaults in payment of