

(2) Calculated base rental--an amount calculated by the Department equal to the shelter rent and real estate taxes for a property owned or purchased by a displacee or available for purchase on the market.

(3) Department--Department of Housing and Community Development of Baltimore City, or such other agency of the City of Baltimore as may hereafter be designated to administer the provisions of this Section.

(4) Shelter rent--that portion of the rental value of actual rental amount of a property apportioned by the Department to actual use of the premises, excluding all other services, taxes, or charges whatsoever; IT MAY INCLUDE ACTUAL REASONABLE COSTS OF IMPROVEMENTS, ALTERATIONS, AND RENOVATIONS MADE BY THE TENANT TO THE DEMISED PREMISES IF THE DEPARTMENT DETERMINES THAT SUCH WERE REQUIRED TO MAKE THE PROPERTY COMPARABLE TO THE FACILITY FROM WHICH THE BUSINESS WAS DISPLACED AND ARE ACTUALLY REQUIRED FOR THE CONDUCT OF THE DISPLACEE'S BUSINESS IN THE SAME MANNER AS HE OPERATED PRIOR TO THE DISPLACEMENT. THIS AMOUNT SHALL BE PRORATED OVER THE TERM OF THE LEASE.

b. Eligible displacees shall be entitled to an acquisition assistance payment not to exceed \$25,000 as follows:

(1) In the event the displacee owns the business facility from which he is displaced he shall be entitled to a payment calculated as follows:

(a) Such eligible displacee who decides to purchase, construct or renovate a replacement facility shall be entitled to a payment limited to 50 percent of the differential of the increase, if any, between the actual acquisition cost of the replacement business facility, or in the event the replacement facility is not comparable to the facility from which the business was displaced, the reasonable current cost of a comparable replacement business facility, whichever is the lesser, over the acquisition payment for the old business facility, plus an amount, if any, necessary to compensate the displaced business for any incurred interest cost which such business is required to pay for financing the acquisition of the replacement facility.

(b) The allowance for the interest differential provided in paragraph (a) is limited to an amount equal to the excess in the aggregate interest on that amount of the balance of the mortgage on the replacement facility which is equal to the unpaid balance of the mortgage on the acquired facility over the remaining term of the mortgage on the acquired facility, reduced to discounted present value. The discount rate shall be the prevailing interest rate paid on savings deposits by commercial banks in the general area in which the replacement facility is located.