

11-103(A)(3). A unit may include two or more noncontiguous spaces.

(k) "Unit owner" means the person, or combination of persons, who hold legal title to a unit. [No] A mortgagee, as such, may NOT be deemed a unit owner.

11-102.

(a) The owner of any property in the State may subject the property to a condominium regime by recording among the land records of the county where the property is located, a declaration, bylaws, and condominium plat that comply with the requirements specified in this title.

(b) If any property lying partly in one county and partly in any other county[,] is subjected to a condominium regime, the declaration, bylaws, and condominium plat shall be recorded in all counties where any portion of the property is located. Subsequent instruments affecting the title to a unit which is physically located entirely within a single county shall be recorded only in that county, notwithstanding the fact that the common elements are not physically located entirely within that county.

(c) All instruments affecting title to units shall be recorded and taxed as in other real property transactions. However, no State or local tax may be imposed by reason of the execution or recordation of the declaration, bylaws, condominium plat, or any statement of condominium lien recorded pursuant to the provisions of § 11-110.

(d) The declaration, bylaws, and condominium plat shall be indexed in the grantor index under the name of the developer and under the name of the condominium. Subsequent amendments shall be indexed under the name of the condominium.

11-102.1.

(a) At least 180 days before [property is subjected to a condominium regime] THE DEVELOPER REQUIRES ANY TENANT IN POSSESSION TO VACATE, the owner and the landlord of each tenant [then occupying] IN POSSESSION OF any portion of the property as his residence, if other than the owner, shall give the tenant a notice in the form specified in subsection (f) and shall deliver a copy of the notice prior to entering into a lease to each tenant who thereafter leases any portion of the property for his residence.

(b) The notice shall be considered to have been given to each tenant if delivered by hand or mailed, postage prepaid, to the tenant's last known address.

(c) A tenant leasing any portion of the property as his residence at the time the notice referred to in subsection (a) is given to him may not be required to vacate