

11-140.

THE INTENT OF THE GENERAL ASSEMBLY OF MARYLAND IS TO FACILITATE THE ORDERLY DEVELOPMENT OF CONDOMINIUMS IN MARYLAND. THE GENERAL ASSEMBLY RECOGNIZES, HOWEVER, THAT THE CONVERSION OF RENTAL DWELLINGS TO CONDOMINIUMS CAN HAVE AN ADVERSE IMPACT ON THE AVAILABILITY OF RENTAL UNITS, RESULTING IN THE DISPLACEMENT OF TENANTS.

(A) A COUNTY, BALTIMORE CITY, OR INCORPORATED MUNICIPALITY MAY, BY LEGISLATIVE FINDING, RECOGNIZE AND DECLARE THAT A RENTAL HOUSING EMERGENCY EXISTS IN ALL OR PART OF ITS JURISDICTION AND HAS BEEN CAUSED BY THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS. THE JURISDICTION SHALL CONSIDER AND MAKE FINDINGS AS TO:

- (1) THE NATURE AND INCIDENCE OF CONDOMINIUM CONVERSIONS;
- (2) THE RESULTING HARDSHIP TO AND DISPLACEMENT OF TENANTS; AND
- (3) THE SCARCITY OF RENTAL HOUSING.

(B) UPON FINDING AND DECLARATION OF A RENTAL HOUSING EMERGENCY CAUSED BY THE CONVERSION OF RENTAL HOUSING TO CONDOMINIUMS, A COUNTY, BALTIMORE CITY, OR AN INCORPORATED MUNICIPALITY MAY BY THE ENACTMENT OF LAWS, ORDINANCES, AND REGULATIONS, TAKE THE FOLLOWING ACTIONS TO MEET THE EMERGENCY:

~~{1}--GRANT--A--RIGHT--OF--FIRST--REFUSAL--TO--THE--LOCAL JURISDICTION--OR--ITS--HOUSING--AGENCY,---THE--RIGHT--OF--FIRST REFUSAL--SHALL--BE--LIMITED--TO--ANY--UNITS--AVAILABLE--WITHIN--THE 20--PERCENT--SET--ASIDE--UNDER--§11-137--OF--THIS--TITLE--WHICH--ARE NOT--TAKEN--UNDER--AN--EXTENDED--LEASE--BY--A--DESIGNATED--FAMILY WITHIN--60--DAYS--OF--THE--DEVELOPER'S--ISSUANCE--OF--A--NOTICE--OF INTENT--TO--CREATE--A--CONDOMINIUM,---THE--LOCAL--JURISDICTION SHALL--EXERCISE--ITS--RIGHT--WITHIN--60--DAYS--FOLLOWING--THE EXPIRATION--OF--THAT--DATE.~~

~~{2} (1) GRANT TO A DESIGNATED FAMILY AS DEFINED IN SECTION 11-137 OF THIS TITLE A RIGHT TO AN EXTENDED LEASE UNDER--§--11-137--OF--THIS--TITLE--TO--ANY--OTHER--DESIGNATED--TENANTS FOR A PERIOD IN ADDITION TO THAT PERIOD PROVIDED FOR IN SECTION 11-137 OF THIS TITLE. THE RIGHT TO AN EXTENDED LEASE MAY NOT, IN ANY EVENT, RESULT IN A REQUIREMENT THAT A DEVELOPER SET ASIDE FOR AN EXTENDED LEASE MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF UNITS.~~

~~{3} (2) OTHERWISE EXTEND ANY OF THE PROVISIONS OF §11-137 OF THIS TITLE EXCEPT THAT:~~

~~(1) MORE THAN 20 PERCENT OF THE TOTAL NUMBER OF UNITS MAY NOT BE REQUIRED TO BE SET ASIDE; AND~~