

established in accordance with § 11-107.

[(i)] (J) "Property" means unimproved land, land together with improvements [on it] THEREON, or improvements without the underlying land. Property may consist of noncontiguous parcels or improvements.

(K) "RENTAL FACILITY" MEANS PROPERTY CONTAINING 10-OR MORE-DWELLING UNITS INTENDED TO BE LEASED TO PERSONS WHO OCCUPY THE DWELLINGS AS THEIR RESIDENCES.

[(j)] (L) "Unit" means a three-dimensional space identified as such in the declaration and on the condominium plat and shall include all improvements contained within the space except those excluded in the declaration, the boundaries of which are established in accordance with § 11-103(a)(3). A unit may include [two] 2 or more noncontiguous spaces.

[(k)] (M) "Unit owner" means the person, or combination of persons, who hold legal title to a unit. A mortgagee OR A TRUSTEE DESIGNATED UNDER A DEED OF TRUST, as such, may not be deemed a unit owner.

11-102.

(a) The FEE SIMPLE 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.

SECTION 2. AND BE IT FURTHER ENACTED, That section(s) of the Annotated Code of Maryland (as enacted by Chapter 246 of the Acts of the General Assembly of 1981) read(s) as follows:

Article - Real Property

11-102.1.

(a) [At least 180 days before the developer requires any tenant in possession to vacate,] (1) BEFORE PROPERTY IS SUBJECTED TO A CONDOMINIUM REGIME, the owner, and the landlord of each tenant 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]. THE NOTICE SHALL BE GIVEN AFTER REGISTRATION WITH THE SECRETARY OF STATE UNDER § 11-127 AND CONCURRENTLY AND TOGETHER WITH ANY OFFER REQUIRED TO BE GIVEN UNDER § 11-136.