

(g) The rights of [purchasers] A PURCHASER under this section may not be waived in the contract of sale and any attempted waiver is void. However, if any purchaser proceeds to closing, his right under this section to rescind is terminated.

(h) [The requirements of this section do] THIS SECTION DOES not apply to the sale of any unit which is to be occupied and used for nonresidential purposes.

(i) [The requirements of this section shall apply] THIS SECTION APPLIES to the sale of any unit offered for sale in the State without regard to the location of the condominium.

11-127.

(a) [All properties which are subjected to a condominium regime for residential use pursuant to the provisions of this title shall be registered with the Secretary of State. A unit in a condominium regime may not be sold or offered for sale] A CONTRACT FOR THE INITIAL SALE OF A UNIT TO A MEMBER OF THE PUBLIC MAY NOT BE ENTERED INTO until the condominium regime has been registered with the Secretary of State AND UNTIL 10 DAYS AFTER ALL AMENDMENTS THEN APPLICABLE TO THE PUBLIC OFFERING STATEMENT HAVE BEEN FILED WITH THE SECRETARY OF STATE UNDER SUBSECTION (D).

(b) (1) An application for registration shall consist of the public offering statement described in § 11-126 of this title. A developer shall file the number of copies required by the Secretary of State. The Secretary of State shall notify the governing body of the county and/or municipality in which the condominium is located of the filing of the application. An application shall be accompanied by a fee of not less than \$100, in an amount equal to \$5 per unit.

(2) A developer promptly shall file amendments to report any [actual or expected] material change in any document or information contained in the application.

(c) (1) The Secretary of State shall acknowledge receipt of an application for registration within 5 business days after receiving it. The Secretary shall determine whether the application satisfies the disclosure requirements of § 11-126 of this title within 45 days after receipt.

(2) If the Secretary of State [makes a favorable determination] DETERMINES THAT THE APPLICATION COMPLIES WITH § 11-126 OF THIS TITLE, the Secretary shall issue promptly an order registering the condominium. Otherwise, unless the developer has consented in writing to a delay not to exceed 30 days, the Secretary shall issue promptly an order