

(c) A developer shall pay actual moving expenses, up to \$750, upon presentation of a voucher, to any tenant who does not exercise the right of first refusal.

(d) Failure to fulfill the provisions of this section does not affect the validity of any grant to a purchaser for value.]

11-136.

(A) (1) AN OWNER REQUIRED TO GIVE NOTICE UNDER § 11-102.1 SHALL OFFER IN WRITING TO EACH TENANT ENTITLED TO RECEIVE THAT NOTICE THE RIGHT TO PURCHASE THAT PORTION OF THE PROPERTY OCCUPIED BY THE TENANT AS HIS RESIDENCE. THE OFFER SHALL BE AT A PRICE AND ON TERMS AND CONDITIONS AT LEAST AS FAVORABLE AS THE PRICE, TERMS, AND CONDITIONS OFFERED FOR THAT PORTION OF THE PROPERTY TO ANY OTHER PERSON DURING THE 180 DAY PERIOD FOLLOWING THE GIVING OF THE NOTICE REQUIRED BY § 11-102.1. SETTLEMENT CANNOT BE REQUIRED ANY EARLIER THAN 120 DAYS AFTER THE OFFER IS ACCEPTED BY THE TENANT.

(2) THE OFFER TO EACH TENANT SHALL BE MADE CONCURRENTLY WITH THE GIVING OF THE NOTICE REQUIRED BY § 11-102.1, SHALL BE A PART OF THAT NOTICE, AND SHALL STATE AT LEAST THE FOLLOWING:

(I) THAT THE OFFER WILL TERMINATE UPON THE EARLIER TO OCCUR OF TERMINATION OF THE LEASE BY THE TENANT OR 60 DAYS AFTER DELIVERY;

(II) THAT ACCEPTANCE OF THE OFFER BY A TENANT WHO MEETS THE CRITERIA FOR AN EXTENDED LEASE UNDER SUBSECTION (B) OF § 11-137 IS CONTINGENT UPON THE TENANT NOT RECEIVING AN EXTENDED LEASE;

(III) THAT SETTLEMENT CANNOT BE REQUIRED ANY EARLIER THAN 120 DAYS AFTER ACCEPTANCE BY THE TENANT; AND

(IV) THAT THE TENANT IS ENTITLED TO REIMBURSEMENT FOR MOVING EXPENSES AS PROVIDED IN SUBSECTION (H). DELIVERY OF A NOTICE IN THE FORM SPECIFIED IN SUBSECTION (F) OF § 11-102.1 MEETS THE REQUIREMENTS OF THIS SUBPARAGRAPH.

(B) (1) NOTWITHSTANDING THE PROVISIONS OF SUBSECTION (A), AN OWNER MAY MAKE ANY ALTERATIONS OR ADDITIONS TO THE SIZE, LOCATION, CONFIGURATION, AND PHYSICAL CONDITION OF THE PROPERTY. THE DEVELOPER IS NOT REQUIRED TO MAKE THE BOUNDARIES OF ANY PORTION OF THE PROPERTY OCCUPIED BY A TENANT AS THE TENANT'S RESIDENCE COINCIDE WITH THE BOUNDARIES OF A UNIT.