in a cooperative apartment corporation occupied by the person having a legal interest in the apartment. It also includes a portion of real property used other than primarily for residential purposes, if the property is used as a principal residence by the person having a legal interest for that property. In this case, the Department of Assessments and Taxation shall apportion the total property assessment between that portion of the property used for residential purposes and that portion of the property used other than for residential purposes. A dwelling may not be deemed a principal residence which is not actually occupied or expected to be actually occupied by the homeowner or homeowners for more than six months of a 12-month period beginning with the date of finality. A homeowner, otherwise eligible, may qualify for the credit if he does not actually reside in the dwelling the required time period because of illness or need of special care. A homeowner or homeowners may claim credit in only one dwelling.

(5) "TAXABLE ASSESSMENT" MEANS THE ASSESSMENT UPON WHICH THE LOCAL TAX RATE WAS LEVIED IN THE PRECEDING TAXABLE YEAR AFTER ANY TAX CREDIT CALCULATED PURSUANT TO THIS SECTION.

(6) "ASSESSMENT" MEANS THE ASSESSED VALUE DETERMINED BY THE DEPARTMENT OF ASSESSMENTS AND TAXATION FOR THE CURRENT TAX YEAR.

[(d) (1) The following determinations shall be made for the 1977-1978 taxable year to calculate the amount of the credit provided in subsection (e) of this section:

(i) The amount of the assessment of the dwelling as of January 1, 1977;

(ii) The amount of the assessment as of January 1, 1976; and

(iii) The adjusted 1976 assessment which is the product of the amount of the assessment as of January 1, 1976 multiplied by 115 percent.

(2) The following determinations shall be made for the 1978-1979 taxable year to calculate the amount of the credit provided in subsection (e) of this section:

(i) The amount of the assessment of the dwelling as of January 1, 1978;

(ii) The amount of the assessment as of January 1, 1977;

(iii) The adjusted 1976 assessment which is the product of the amount of the assessment as of January