

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland read(s) as follows:

Article - Real Property

11-142.

(f) Sections [11-126,] 11-127, 11-131, 11-136, 11-137, 11-138, 11-139, and 11-140 [are applicable only to those condominiums] DO NOT APPLY TO THE CONVERSION OF RESIDENTIAL RENTAL PROPERTY for which a notice of intention to create a condominium [is issued on or after July 1, 1981] WAS ISSUED BEFORE JULY 1, 1981, IF:

(1) (I) ON OR BEFORE MARCH 15, 1982, UNITS IN THE RESIDENTIAL RENTAL PROPERTY HAVE BEEN PUBLICLY OFFERED FOR SALE AS CONDOMINIUM UNITS; AND

(II) ~~BEFORE-THE-EFFECTIVE-DATE-OF-THIS-ACT~~ ON OR BEFORE MARCH 15, 1982, 35 PERCENT OF THE UNITS IN THE RESIDENTIAL RENTAL PROPERTY ARE UNDER A CONTRACT TO BE SOLD PURSUANT TO A BONA FIDE, ARM'S LENGTH TRANSACTION; OR

(2) (I) ~~BEFORE-THE-EFFECTIVE-DATE-OF-THIS-ACT~~ ON OR BEFORE MARCH 15, 1982, THE RESIDENTIAL RENTAL PROPERTY HAS BEEN SUBJECT TO A CONDOMINIUM REGIME, OR, IN THE CASE OF AN EXPANDING CONDOMINIUM, THE RESIDENTIAL RENTAL PROPERTY IS SHOWN ON THE CONDOMINIUM PLAT FILED ON OR BEFORE MARCH 15, 1982;

(II) UNITS IN THE CONDOMINIUM HAVE BEEN PUBLICLY OFFERED FOR SALE ~~WITHIN-30-DAYS-OF-THE-EFFECTIVE-DATE-OF-THIS-ACT~~ ON OR BEFORE APRIL 15, 1982; AND

(III) ~~WITHIN-60-DAYS-OF-THE-EFFECTIVE-DATE-OF-THIS-ACT~~ ON OR BEFORE MAY 15, 1982, AT LEAST 10 PERCENT OF THE UNITS IN THE CONDOMINIUM, OR IN THE CASE OF AN EXPANDING CONDOMINIUM, 10 PERCENT OF THE TOTAL NUMBER OF UNITS TO BE CONTAINED IN THE CONDOMINIUM AS FULLY EXPANDED, ARE UNDER A CONTRACT TO BE SOLD IN A BONA FIDE, ARM'S LENGTH TRANSACTION; OR

(3) A DEVELOPER OR ITS AFFILIATE ENTERED INTO A CONTRACT TO PURCHASE THE RESIDENTIAL RENTAL PROPERTY BETWEEN JANUARY 1, 1980 AND DECEMBER 31, 1980, AND THE DEVELOPER OR ITS AFFILIATE DOES NOT MEET THE REQUIREMENTS OF PARAGRAPHS (1) OR (2) OF THIS SUBSECTION. SUCH A DEVELOPER OR ITS AFFILIATE SHALL COMPLY WITH §§ 11-136 AND 11-137.

SECTION 2. AND BE IT FURTHER ENACTED, That any person who claims to have complied with Section 11-142(f) as amended by this Act shall state that claim by filing ~~within 90-days-of-the-effective-date-of-this-Act~~ on or before June