

CUSTODY OF THE RECEIVER OR THE OWNER OF THE NURSING HOME;

(3) IF A RESIDENT IS TO BE DISCHARGED OR TRANSFERRED FROM THE NURSING HOME:

(I) EXPLAIN TO THE RESIDENT OR GUARDIAN OF THE RESIDENT THE ALTERNATIVE PLACEMENTS THAT ARE AVAILABLE;

(II) HELP THE RESIDENT OR GUARDIAN OF THE RESIDENT TO FIND AN ALTERNATIVE PLACEMENT;

(III) GIVE INFORMATION ABOUT THE ALTERNATIVE PLACEMENT CHOSEN;

(IV) TRANSPORT THE RESIDENT TO THE ALTERNATIVE PLACEMENT; AND

(V) TRANSFER ALL PROPERTY OF AND RECORDS ON THE RESIDENT, INCLUDING ALL NECESSARY MEDICAL INFORMATION, TO THE RESIDENT OR THE ALTERNATIVE PLACEMENT.

(D) USE OF FUNDS.

THE RECEIVER OF A NURSING HOME MAY USE:

(1) ANY PRIVATE OR THIRD PARTY REIMBURSEMENTS TO THE NURSING HOME, INCLUDING ANY MEDICAID OR MEDICARE PAYMENTS; AND

(2) WITH THE APPROVAL OF THE COURT, MONEY FROM THE SPECIAL REVOLVING FUND ESTABLISHED UNDER § 19-338 OF THIS SUBTITLE.

(E) CORRECTION OF VIOLATIONS.

IF THE STRUCTURE OR FURNISHINGS OF A NURSING HOME VIOLATE STATE OR FEDERAL LAW, THE RECEIVER OF THE NURSING HOME MAY CORRECT THE VIOLATION:

(1) WITHOUT THE CONSENT OF THE COURT, IF THE COST OF THE CORRECTION DOES NOT EXCEED \$3,000; OR

(2) ON PETITION TO AND WITH THE CONSENT OF THE COURT, IF THE COST OF THE CORRECTION IS MORE THAN \$3,000.

(F) CONTRACTS.

(1) THE RECEIVER OF A NURSING HOME SHALL PAY THE PRINCIPAL OF AND INTEREST ON A MORTGAGE OR SECURED TRANSACTION UNLESS THE HOLDER OF THE MORTGAGE OR THE SECURED PARTY IS THE OWNER OF THE NURSING HOME OR AN AFFILIATE OF THE OWNER.

(2) ON PETITION OF A RECEIVER OF A NURSING HOME, THE COURT MAY: