

defined by Executive Regulation, to delete Section I(4), to include displacees from buildings or complexes which have changed from rental status for reasons other than condominium conversion, and to establish an effective date after which non-elderly households may apply for assistance under this program.

Effective Date July 1, 1981.

BILL NO. 26-81

AN EMERGENCY ACT to repeal and reenact with amendments Chapter 11A, title "Condominiums," of the Montgomery County Code 1972, as amended; section 11A-1, title "Legislative findings," to make certain findings with respect to the rental housing emergency in the County; Section 11A-2, title "Definitions," to define terms associated with condominiums consistent with State law; Section 11A-3, title "Right of First Refusal to Purchase Rental Facilities," to provide a right of first refusal by Montgomery County or its designated housing agency to purchase a rental facility; Section 11A-4, title "Right of First Refusal to Purchase Condominium Units in a Condominium Regime," to provide Montgomery County or its designated housing agency a right of first refusal to purchase certain individual units in a condominium regime; Section 11A-5, title "Extended Leases," to provide certain designated tenants extended leases for the lifetime of certain household members and for three-year tenancies; Section 11A-6, title "Public Offering Statement," to require a developer to file with the Director of the Office of Consumer Affairs copies of the Public Offering Statement and amendments; Section 11A-7, title "Consumer Guide," to require filing of copies of a Consumer Guide with the Director of the Office of Consumer Affairs and furnishing copies to purchasers; Section 11A-8, title "Notices to Local Government," to require the filing with the Office of Consumer Affairs of notices of intention to create a condominium and to require the giving of notice of the filing of a condominium regime; Section 11A-9, title "Budgeted Reserves," to require that the developer shall budget and contribute annually to reserves for repair and replacement of common elements; Section 11A-10, title "Inspection of Property," to permit access to the property for purposes of inspection; Section 11A-11, title "Unlawful Representations," to make illegal any representations contrary to information contained in the Public Offering Statement or Consumer Guide; Section 11A-12, title "Complaints, Penalties, Enforcement," to permit the Office of Consumer Affairs to receive and act upon complaints of the of the Chapter and to provide penalties and remedies for violation of the Chapter; Section 11A-13, title "Administration of Chapter," to have the Office of Consumer Affairs administer the Chapter; Section 11A-14, title "Applicability of Chapter," to make the Chapter applicable to Montgomery County; to amend Chapter 53A, title "Tenant Displacement," Montgomery County Code 1972, as amended, to amend Section 53A-2(a) to delete establishment of a condominium regime