

12-402. RENTAL REQUIREMENTS.

EXCEPT FOR RENTAL UNITS THAT MAY BE OCCUPIED BY OTHERS UNDER § 12-503(A)(4) OF THIS TITLE, AN AUTHORITY:

(1) SHALL RENT THE HOUSING UNITS IN A HOUSING PROJECT ONLY:

(I) TO PERSONS OF ELIGIBLE INCOME, EXCEPT FOR A REASONABLE NUMBER OF HOUSING UNITS THAT MAY BE OCCUPIED BY MANAGEMENT AND SECURITY PERSONNEL; AND

(II) AT RENTALS WITHIN THE FINANCIAL REACH OF PERSONS OF ELIGIBLE INCOME;

(2) MAY NOT ACCEPT A PERSON AS A TENANT IN A HOUSING PROJECT IF THE AGGREGATE ANNUAL INCOME OF THE PERSON OR PERSONS WHO WOULD OCCUPY THE HOUSING UNIT EXCEEDS THE MAXIMUM INCOME LEVEL ESTABLISHED FOR PERSONS OF ELIGIBLE INCOME; AND

(3) SHALL PROHIBIT SUBLETTING BY TENANTS.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 44A, § 1-402.

In the introductory language of this section, the former phrase "[i]n the operation or management of housing projects" is deleted as surplusage. Similarly, the former statement that an authority shall at all times "observe the following requirements with respect to rentals and tenant selection" is deleted as surplusage.

In items (1) and (2) of this section, the references to "housing units" are substituted for the former references to "dwelling accommodations" to conform to the terminology used throughout this article.

Defined terms: "Authority" § 12-101

"Housing project" § 12-101

"Person" § 12-101

"Person of eligible income" § 12-101

12-403. APPLICABILITY OF LOCAL LAW.

EXCEPT AS PROVIDED IN § 12-506(B)(9) OF THIS TITLE, ALL HOUSING PROJECTS OF AN AUTHORITY ARE SUBJECT TO THE PLANNING, ZONING, SANITARY, HEALTH, FIRE, HOUSING, SUBDIVISION, AND BUILDING LAWS, ORDINANCES, CODES, RULES, AND REGULATIONS THAT APPLY WHERE THE HOUSING PROJECT IS LOCATED.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 44A, § 1-404.

Defined terms: "Authority" § 12-101

"Housing project" § 12-101