

(II) THE PROPERTY BE demolished if the property is unfit for habitation and the estimated cost of rehabilitation significantly exceeds the estimated market value of the property after rehabilitation.

(3) IF AN OWNER-OCCUPANT FAILS TO COMPLY WITH AN ORDER UNDER SUBSECTION (G) OF THIS SECTION REGARDING A NUISANCE IN THE OWNER-OCCUPIED UNIT OF THE PROPERTY, AFTER A HEARING THE COURT MAY, IN ADDITION TO ISSUING A CONTEMPT ORDER OR AN ORDER FOR ANY OTHER RELIEF, ORDER THAT:

(I) THE OWNER-OCCUPIED UNIT BE VACATED WITHIN 72 HOURS;
AND

(II) THE OWNER-OCCUPIED UNIT REMAIN UNOCCUPIED FOR A PERIOD NOT TO EXCEED 1 YEAR OR UNTIL THE PROPERTY IS SOLD IN AN ARM'S LENGTH TRANSACTION.

[(g)] (I) Except as provided in [subsection (f)(1) and (4)] PARAGRAPH (G)(2) of this section, the court may order appropriate relief under [subsections (e) and (f)] SUBSECTION (G) of this section without proof that a defendant knew of the existence of the nuisance.

[(h)] (J) In any action brought under this section:

(1) Evidence of the general reputation of the property is admissible to corroborate testimony based on personal knowledge or observation, or evidence seized during the execution of a search and seizure warrant, but shall not, in and of itself, be sufficient to establish the existence of a nuisance under this section; and

(2) Evidence that the nuisance had been discontinued at the time of the filing of the complaint or at the time of the hearing does not bar the imposition of appropriate relief by the court under [subsections (e) and (f)] SUBSECTION (G) of this section.

[(i)] (K) The court may award court costs and reasonable attorney's fees to a community association that is the prevailing plaintiff in an action brought under this section.

[(j)] (L) An action under this section shall be heard within 14 days after service of process on the parties.

[(k)] (M) This section does not abrogate any equitable or legal right or remedy under existing law to abate a nuisance.

[(l)] (N) (1) An appeal from a judgment or order under this section shall be filed within 10 days after the date of the order or judgment.

(2) If either party files a request for oral argument, the court shall hear the oral argument within 7 days after the request is filed.

(3) (i) If the appellant files a request for oral argument, the request shall be filed at the time of the filing of the appeal.