

[(6)] (9) "Property" includes a mobile home.

[(7)] (10) (i) "Tenant" means the lessee or a person occupying property, whether or not a party to a lease.

(ii) "Tenant" includes a lessee or a person occupying a mobile home, whether or not a party to a lease.

(iii) "Tenant" does not include:

- 1. The owner of the property; or
- 2. A mobile home owner who leases or rents a site for residential use and resides in a mobile home park.

(b) An action under § 4-401 of the Courts Article to abate a nuisance may be brought by:

- (1) The State's Attorney of the county in which the nuisance is located;
- (2) The county attorney or solicitor of the county in which the nuisance is located;
- (3) A community association within whose boundaries the nuisance is located; or
- (4) A municipal corporation within whose boundaries the nuisance is located.

(C) AN ACTION UNDER § 4-401 OF THE COURTS ARTICLE TO ABATE A NUISANCE MAY BE BROUGHT AGAINST:

- (1) A TENANT OF THE PROPERTY WHERE THE NUISANCE IS LOCATED;
  - (2) AN OWNER OF THE PROPERTY WHERE THE NUISANCE IS LOCATED;
- OR
- (3) AN OPERATOR OF THE PROPERTY WHERE THE NUISANCE IS LOCATED.

[(c)] (D) (1) An action may not be brought under this section concerning a commercial property until 45 days after the tenant, if any, and owner of record receive notice from a person entitled to bring an action under this section that a nuisance exists.

- (2) The notice shall specify:
  - (i) The date and time of day the nuisance was first discovered; and
  - (ii) The location on the property where the nuisance is allegedly occurring.
- (3) The notice shall be:
  - (i) Hand delivered to the tenant, if any, and the owner of record; or