

(3) THE EXPIRATION, INCLUDING A FAILURE TO EXTEND AFTER THE EXPIRATION, OF AN AGREEMENT PROVIDING FOR PROJECT-BASED § 8 RENTAL ASSISTANCE TO ANY UNITS IN AN ASSISTED PROJECT; OR

(4) THE SALE OR CONVEYANCE OF AN ASSISTED PROJECT BY THE OWNER IN CONJUNCTION WITH, OR WITHIN 1 YEAR AFTER THE EFFECTIVE DATE OF, ANY OF THE EVENTS DESCRIBED IN ITEM (1), (2), OR (3) OF THIS SUBSECTION.

(B) ACTIVITIES SUBJECT TO TITLE.

ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF AN ASSISTED PROJECT IS SUBJECT TO THIS TITLE, INCLUDING:

(1) THE SALE OR OTHER TRANSFER OF ANY GENERAL PARTNERSHIP INTERESTS OF THE OWNER;

(2) THE SALE OR OTHER TRANSFER, IN ANY 1 CALENDAR YEAR, OF:

(I) MORE THAN 10% OF THE LIMITED PARTNERSHIP INTERESTS OF AN OWNER; OR

(II) MORE THAN 10% OF AN OWNER'S STOCK;

(3) THE TRANSFER BY A BENEFICIARY OF BENEFICIAL OR EQUITABLE INTERESTS UNDER A TRUST IN WHICH THE TRUSTEE HOLDS TITLE TO THE ASSISTED PROJECT; AND

(4) OTHER TRANSFER DETERMINED BY THE SECRETARY.

(C) EXEMPTIONS FROM CERTAIN REQUIREMENTS.

BY REGULATION, THE SECRETARY SHALL ESTABLISH STANDARDS AND PROCEDURES FOR INTERESTED PERSONS TO BE EXEMPTED FROM ANY REQUIREMENT OF §§ 7-203 THROUGH 7-219 OF THIS TITLE:

(1) IF TITLE II OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1987, 12 U.S.C. §§ 4101 THROUGH 4124, CONTINUES, IS AMENDED, OR IS EXTENDED, OR IF A SUCCESSOR FEDERAL LAW IS ENACTED; AND

(2) TO DIMINISH THE BURDENS OF DUAL REGULATION OR TO PREVENT INCONSISTENT OR INEQUITABLE APPLICATION OF FEDERAL AND STATE LAW.

(D) EXCLUSIONS.

THIS TITLE DOES NOT APPLY TO AN ASSISTED PROJECT IF:

(1) BEFORE ANY PROTECTED ACTION, THE OWNER OR PURCHASER RECORDS, IN A FORM SATISFACTORY TO THE SECRETARY, A COVENANT RUNNING WITH THE LAND ON WHICH THE ASSISTED PROJECT IS LOCATED THAT PRESERVES THE EXISTING LOW-INCOME RENTAL RESTRICTIONS OF THE FEDERAL HOUSING PROGRAM:

(I) FOR THE TERM REMAINING AS OF THE DATE OF PREPAYMENT OF ANY MORTGAGE DESCRIBED UNDER SUBSECTION (A)(1) OF THIS SECTION; AND