

Defined terms: "Assisted unit" § 7-101
"Notice of intent" § 7-101
"Owner" § 7-101

7-306. DUTIES OF OWNER IN CONNECTION WITH PROTECTED ACTION.

(A) IN GENERAL.

IN CONNECTION WITH A PROTECTED ACTION, AN OWNER:

- (1) MAY NOT TERMINATE OR ALTER THE TERMS AND CONDITIONS OF A LEASE ENTERED INTO BEFORE THE EFFECTIVE DATE OF THE PROTECTED ACTION;
- (2) MAY NOT INTERFERE WITH THE EFFORTS OF INDIVIDUAL TENANTS TO OBTAIN HOUSING SUBSIDIES OR OTHER PUBLIC ASSISTANCE;
- (3) MAY NOT DISCRIMINATE BASED ON SOURCE OF INCOME OR RECEIPT OF A HOUSING SUBSIDY;
- (4) MAY NOT INTERFERE WITH THE RIGHTS OF A TENANT TO OCCUPY AN ASSISTED UNIT UNDER AN EXISTING LEASE OR APPLICABLE FEDERAL, STATE, OR LOCAL LAW; AND
- (5) SHALL COOPERATE WITH A TENANT TO EXECUTE ALL NECESSARY DOCUMENTS TO ENABLE THE PAYMENT OF HOUSING SUBSIDIES TO OR FOR THE TENANT.

(B) INTERFERENCE WITH APPLICATION FOR PUBLIC ASSISTANCE.

IF THE OWNER HAS INTERFERED WITH A TENANT'S APPLICATION FOR A HOUSING SUBSIDY OR OTHER PUBLIC ASSISTANCE, THE NONPAYMENT OF ANY AMOUNT OF RENT FOR AN ASSISTED UNIT IN EXCESS OF 30% OF THE TENANT'S INCOME IS NOT GROUNDS FOR THE OWNER TO TERMINATE THE LEASE OR SUE FOR POSSESSION OF THE LEASED PROPERTY.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 83B, § 9-109(1) and (3).

In subsection (a)(4) of this section, the former reference to "any existing" rights of tenants is deleted as surplusage.

Defined terms: "Assisted project" § 7-101
"Owner" § 7-101
"Protected action" § 7-101

7-307. OWNER'S SWORN STATEMENT OF COMPLIANCE.

THE PERSON RESPONSIBLE FOR THE CLOSING OF A REAL ESTATE TRANSACTION SHALL FILE WITH THE DEPARTMENT A WRITTEN STATEMENT, MADE AND SIGNED BY THE OWNER UNDER THE PENALTIES OF PERJURY, THAT THE TRANSACTION COMPLIES WITH THIS TITLE, IF THE TRANSACTION INCLUDES:

- (1) A SALE OR CONVEYANCE OF AN ASSISTED PROJECT OR THE REAL PROPERTY ASSOCIATED WITH IT, AND: