

## Article - Real Property

11-101-

~~(k) -- "Property" means unimproved land, or land together with improvements thereon, or improvements without the underlying land. Property may consist of noncontiguous parcels or improvements.~~

11-102-

~~(a) - (1) - {The} EXCEPT AS PROVIDED UNDER PARAGRAPH (2) OF THIS SUBSECTION, THE fee simple owner of any property in the State may subject the property to a condominium regime by recording among the land records of the county where the property is located, a declaration, bylaws, and condominium plat that comply with the requirements specified in this title.~~

~~(2) - A RESIDENTIAL CONDOMINIUM MAY NOT BE CREATED ON LAND WHICH IS SUBJECT TO A GROUND LEASE.~~

11-102.1.

(a) (1) Before A [property] RESIDENTIAL RENTAL FACILITY is subjected to a condominium regime, the owner, and the landlord of each tenant in possession of any portion of the [property] RESIDENTIAL RENTAL FACILITY as his residence, if other than the owner, shall give the tenant a notice in the form specified in subsection (f). The notice shall be given after registration with the Secretary of State under § 11-127 and concurrently and together with any offer required to be given under § 11-136.

(2) The owner and the landlord, if other than the owner, shall inform in writing each tenant who first leases any portion of the premises as his residence after the giving of the notice required by this subsection that the notice has been given. The tenant shall be informed at or before the signing of lease or the taking of possession, whichever occurs first.

(3) A copy of the notice, together with a list of each tenant to whom the notice was given, shall be given to the Secretary of State at the time the notice is given to each tenant.

(c) A tenant leasing any portion of the [property] RESIDENTIAL RENTAL FACILITY as his residence at the time the notice referred to in subsection (a) is given to him may not be required to vacate the premises prior to the expiration of 180 days from the giving of the notice except for:

(1) Breach of a covenant in his lease occurring before or after the giving of the notice;

(2) Nonpayment of rent occurring before or after the giving of the notice; or