

(iii) The cost of implementing an appropriate energy conservation project, a solar energy project, or both, and the savings in energy costs which are likely to result from the implementation of these projects.

[(p)] (Q) "Residential mortgage loan" means a loan of money, including a temporary loan or advance, that is secured by a mortgage of real property located in this State and improved by a residential building or unimproved, if the proceeds of the loan are to be used to erect a residential building.

[(q)] (R) (1) "Solar energy project" means, with respect to any residential or commercial building, any addition, alteration, or improvement that is designed to utilize wind energy, energy produced by a wood burning appliance, or solar energy, either of the active type based on mechanically forced energy transfer or of the passive type based on convective, conductive, or radiant energy transfer (or some combination of these types), to reduce the energy requirements of the building.

(2) "Solar energy project" includes:

(i) A solar process heat device, solar electric device, and any earth sheltered building in which the sheltering substantially reduces the consumption of energy by the building; and

(ii) Only those fireplaces that are integral parts of a system that is designed to utilize passive type solar energy.

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The Administration shall have the following functions and responsibilities:

(16) (a) Administer a program of financial assistance for HOME IMPROVEMENT PROJECTS, energy conservation projects and solar energy projects. Financial assistance shall be provided with funds and other moneys made available to the Administration for such projects from sources including, but not limited to: payments of financial assistance made to the Administration pursuant to FEDERAL LAW, INCLUDING WITHOUT LIMITATION Title V of the Energy Security Act (P.L. 96-294); bonds or notes issued by the Administration pursuant to this subheading; or any bonds or notes issued by the State of Maryland. ANY LOAN FOR A HOME IMPROVEMENT PROJECT HAVING A PRINCIPAL BALANCE IN EXCESS OF \$5,000 SHALL BE SECURED BY A MORTGAGE. Subject to the provisions of any contract with noteholders or bondholders, consent to the modification, with respect to rate of interest, time of payments of any installment of principal or interest, security, or any other term, of any loan, loan commitment, contract or agreement of any kind to which the Administration is a party. In connection with any property on which the Administration holds a