

(1) MEANS AN EXPENDITURE TO REPLACE ORIGINAL COMPONENTS OF A BUILDING TO MAINTAIN THE PHYSICAL CHARACTER OF THE BUILDING IN ITS CURRENT CONDITION; AND

(2) INCLUDES:

- (I) INTERIOR OR EXTERIOR PAINTING;
- (II) LANDSCAPING;
- (III) FENCING;
- (IV) REPLACING GUTTERS OR DOWNSPOUTS;
- (V) ADDING STORM WINDOWS, STORM DOORS, OR WEATHERSTRIPPING;
- (VI) ADDING INSULATION;
- (VII) ELECTRIC REWIRING;
- (VIII) REPLACING PLUMBING AND LIGHT FIXTURES;
- (IX) REPLACING A FURNACE WITH MORE EFFICIENT OIL OR GAS BURNERS;
- (X) REDECORATING;
- (XI) INSTALLING NEW CEILINGS OR WALL SURFACES;
- (XII) REMOVING ROOM PARTITIONS TO CHANGE THE SHAPE OF A ROOM;
- (XIII) REPLACING A ROOF WITH A ROOF OF A SIMILAR TYPE AND MATERIAL;
- (XIV) REPLACING AN EXISTING DRIVEWAY AND LEAD WALK;
- (XV) REPAIRING A FOUNDATION BECAUSE OF STRUCTURAL DEFECT OR AGE IF THERE IS NO ENLARGEMENT OF THE IMPROVEMENT OR BUILDING; AND
- (XVI) REPLACING AN EXISTING AIR CONDITIONER OR OTHER BUILT-IN APPLIANCE.

(B) HOW ASSESSED.

NORMAL REPAIRS AND MAINTENANCE MAY NOT BE SEPARATELY ASSESSED FOR INCLUSION IN THE ASSESSMENT OF REAL PROPERTY USED FOR RESIDENTIAL PURPOSES.

REVISOR'S NOTE: This section is new language derived without substantive change from former Art. 81, § 19(a)(12).