

(i) A hospital, as defined in § 19-301 of this title;

(ii) A related institution, as defined in § 19-301 of this title;

(iii) [A kidney disease treatment facility, as defined by rule or regulation of the United States Department of Health and Human Services;

(iv)] An ambulatory surgical facility that:

1. Provides surgical treatment to individuals who do not need overnight hospitalization;

2. Is not a part of a hospital; and

3. Is not part of the office of 1 or more private physicians or dentists or part of any office of physicians or dentists who are organized as a professional association.

[(v)] (IV) An inpatient facility that is organized primarily to help in the rehabilitation of disabled individuals, through an integrated program of medical and other services provided under competent professional supervision;

[(vi)] (V) A home health agency, as defined in § 19-401 of this title;

[(vii)] (VI) A hospice, as defined in § 19-901 of this title; and

[(viii)] (VII) Any other health institution, service, or program for which Part I of this subtitle requires a certificate of need.

(2) "Health care facility" does not include:

(i) A hospital or related institution that is operated, or is listed and certified, by the First Church of Christ Scientist, Boston, Massachusetts; [or]

(ii) For the purpose of providing an exemption from a certificate of need under § 19-115 of this subtitle, a facility to provide domiciliary, personal, or nursing care constructed by a provider of continuing care, as defined by Article 70B of the Code, if:

1. The facility is for the exclusive use of the provider's subscribers;

2. The number of comprehensive care nursing beds in the facility does not exceed 20 percent of the number of independent living units at the continuing care community; and