

(1) Give each resident [of the nursing home] and [the family of] INTERESTED PARTIES WITH RESPECT TO each resident notice of the receivership;

(2) Preserve all property of and records that relate to a resident [of the nursing home] and are in the custody of the receiver or the owner [of the nursing home] OR OPERATING ENTITY;

(3) If a resident is to be discharged or transferred [from the nursing home]:

(i) Explain to the resident or guardian of the resident the alternative placements that are available;

(ii) Help the resident or guardian of the resident to find an alternative placement;

(iii) Give information about the alternative placement chosen;

(iv) Transport the resident to the alternative placement; and

(v) Transfer all property of and records on the resident, including all necessary medical information, to the resident or the alternative placement.

(d) The receiver [of a nursing home] may use:

(1) Any private or third-party reimbursements to the nursing home, including any Medicaid or Medicare payments; and

(2) With the approval of the court, money from the [special revolving] fund established under § 19-338 of this subtitle.

(e) If the structure or furnishings of a nursing home OR SITE OF THE COMMUNITY RESIDENTIAL PROGRAM violate State or federal law, the receiver [of the nursing home] may correct the violation:

(1) Without the consent of the court, if the cost of the correction does not exceed \$3,000; or

(2) On petition to and with the consent of the court, if the cost of the correction is more than \$3,000.

(f) (1) The receiver [of a nursing home] shall pay the principal of and interest on a mortgage or secured transaction unless the holder of the mortgage or the secured party is the owner [of the nursing home] or an affiliate of the owner.