

(6) Payment of the rent or interest rate that a court sets under this subsection is a defense in any action against the receiver for payment or for possession of the property. However, the payment does not relieve the owner [of the nursing home] OR OPERATING ENTITY of any liability for the difference between the amount that the receiver pays and the amount that is due under the contract.

(g) (1) A receiver [of a nursing home] is not liable for an injury to person or property that results from the condition of the nursing home OR SITE OF THE COMMUNITY RESIDENTIAL PROGRAM.

(2) A receiver only is liable for any act or omission that constitutes negligence in the fulfillment of the duties as receiver.

(h) A receiver [of a nursing home] is entitled to the fee that the court finds reasonable.

[19-338.

(a) In this section, "Fund" means the special revolving fund established under this section.

(b) (1) This State may establish a special revolving fund to provide financial support for a receiver of a nursing home.

(2) The amount of money in the Fund shall be at least \$250,000 but not more than \$500,000.

(c) If, after a receiver uses all private and third-party payments to the nursing home, expenses remain unpaid, the receiver may petition the court for money from the Fund.

(d) (1) Before a court authorizes use of money from the Fund, the court shall hold a hearing.

(2) Notice of the hearing shall be given to the receiver and the owner of the nursing home at least 7 days before the hearing.

(3) At the hearing, the receiver and owner of the nursing home may offer evidence on whether the court should approve a loan.

(e) The Secretary shall determine the repayment schedule for a loan from the Fund.

(f) (1) A loan from the Fund is a lien on the nursing home and its assets if the receiver files a notice of the lien that contains:

(i) The amount of the lien;