

having the right to acquire [land] REAL PROPERTY for public purposes WITH FEDERAL FINANCIAL ASSISTANCE OR through the use of eminent domain or by negotiation. The term does not include [the Department of General Services] A PUBLIC AGENCY if acquiring [land] REAL PROPERTY for Program Open Space or any political subdivision, other than Baltimore City, Baltimore, Anne Arundel, and Montgomery counties, the Board of Education of Montgomery County, the board of trustees of Montgomery College or any board or agency of any of them, or any agency, board, or commission of the subdivision when acquiring REAL property for a public purpose for which relocation assistance is not required by federal law.

[(i)] (M) "Person" [includes] MEANS an individual, receiver, trustee, guardian, executor, administrator, fiduciary, or representative of any kind, or any partnership, firm, or association, public or private corporation, A NONPROFIT ORGANIZATION, or any other entity not defined as a public agency.

(N) "UNECONOMIC REMNANT" MEANS A PARCEL OF REAL PROPERTY IN WHICH THE OWNER IS LEFT WITH AN INTEREST AFTER THE PARTIAL ACQUISITION OF THE OWNER'S PROPERTY AND WHICH THE DISPLACING AGENCY CONCERNED HAS DETERMINED HAS LITTLE OR NO VALUE OR UTILITY TO THE OWNER.

12-202.

(a) (1) In addition to payment otherwise authorized, a [public or private] DISPLACING agency shall make an additional payment not in excess of [\$15,000] \$22,500 to any displaced person who is displaced from a dwelling actually owned and occupied by the displaced person for not less than 180 days prior to the initiation of negotiations for the acquisition of the [land] REAL PROPERTY.

(2) (I) THE DISPLACING AGENCY MAY EXCEED THE MONETARY LIMIT STATED IN PARAGRAPH (1) OF THIS SUBSECTION ON A CASE-BY-CASE BASIS IF IT ~~DETERMINES--THAT~~ DETERMINES THAT COMPARABLE HOUSING CANNOT OTHERWISE BE MADE AVAILABLE WITHIN THE LIMIT--; OR

(II) ~~IF--THE--DISPLACING-AGENCY-DETERMINES-THAT~~ COMPARABLE--HOUSING--CANNOT--OTHERWISE--BE--MADE--AVAILABLE; THE DISPLACING AGENCY MAY USE ANY OTHER MEASURES NECESSARY TO REMEDY THE UNAVAILABILITY OF COMPARABLE HOUSING.

(b) The additional payments shall include the following elements:

(1) Any amount which when added to the acquisition cost of the dwelling acquired by the [public or private] DISPLACING agency, equals the reasonable cost of a comparable replacement dwelling [which is a decent, safe, and sanitary dwelling adequate to accommodate the displaced person, reasonably accessible to public services and places of employment and