

~~(2) IF THE CONTRACTOR EXECUTES THE CONTRACT WITH A TENANT FOR LIFE OR FOR YEARS, THE TENANT:~~

(2) AN OWNER'S TENANT FOR LIFE OR FOR YEARS, PROVIDED THE TENANT ENTERS INTO THE CONTRACT WITH THE CONTRACTOR.

(E) (1) "SUBCONTRACTOR" MEANS A PERSON WHO HAS A CONTRACT WITH ANYONE EXCEPT THE OWNER OR HIS THE OWNER'S AGENT.

(2) "SUBCONTRACTOR" INCLUDES A SUPPLIER.

(F) "UNDISPUTED AMOUNT" MEANS AN AMOUNT OWED ON A CONTRACT FOR WHICH THERE IS NO GOOD FAITH DISPUTE, INCLUDING ANY RETAINAGE WITHHELD.

9-302.

(A) EXCEPT FOR WORK DONE OR MATERIALS FURNISHED UNDER A CONTRACT ENUMERATED IN § 9-304 OF THIS SUBTITLE, ANY A CONTRACTOR OR SUBCONTRACTOR WHO DOES WORK OR FURNISHES MATERIAL UNDER A CONTRACT SHALL BE ENTITLED TO PROMPT PAYMENT UNDER SUBSECTION (B) OF THIS SECTION.

(B) (1) IF THE CONTRACT IS WITH AN OWNER, THE OWNER SHALL:

(I) IF THE CONTRACT DOES NOT PROVIDE FOR SPECIFIC DATES OR TIMES OF PAYMENT, PAY TO THE CONTRACTOR UNDISPUTED AMOUNTS, ~~INCLUDING RETAINAGE~~ OWED UNDER THE TERMS OF THE WRITTEN CONTRACT, WITHIN THE EARLIER OF:

1. 30 DAYS AFTER THE DAY ON WHICH THE OCCUPANCY PERMIT IS GRANTED; OR

2. 30 DAYS AFTER THE DAY ON WHICH THE OWNER OR THE OWNER'S AGENT TAKES POSSESSION; OR

(II) IF THE CONTRACT PROVIDES FOR SPECIFIC DATES OR TIMES OF PAYMENT, PAY TO THE CONTRACTOR UNDISPUTED AMOUNTS OWED WITHIN 7 DAYS AFTER THE DATE OR TIME SPECIFIED IN THE CONTRACT.

(2) IF THE CONTRACT IS NOT WITH AN OWNER, THE CONTRACTOR OR SUBCONTRACTOR SHALL PAY UNDISPUTED AMOUNTS OWED TO HIS ITS SUBCONTRACTORS WITHIN 7 DAYS AFTER RECEIPT BY THE CONTRACTOR OR SUBCONTRACTOR OF EACH PAYMENT RECEIVED FOR HIS ITS SUBCONTRACTORS' WORK OR MATERIALS.

9-303.

(A) IN ADDITION TO ANY OTHER REMEDY PROVIDED UNDER ANY OTHER PROVISION OF LAW, A COURT OF COMPETENT JURISDICTION, FOR GOOD CAUSE SHOWN MAY: