

**[(6)] (7) (i) "Tenant" means the lessee or a person occupying property, whether or not a party to a lease.**

**(ii) "Tenant" includes a lessee or a person occupying a mobile home, whether or not a party to a lease.**

**(iii) "Tenant" does not include:**

**1. THE OWNER OF THE PROPERTY; OR**

**2. [a] A mobile home owner who leases or rents a site for residential use and resides in a mobile home park.**

**(b) An action under § 4-401 of the Courts Article to abate a nuisance may be brought by:**

**(1) The State's Attorney of the county in which the nuisance is located;**

**(2) The county attorney or solicitor of the county in which the nuisance is located; or**

**(3) A community association within whose boundaries the nuisance is located.**

**(c) (1) An action may not be brought under this section concerning a commercial property until 45 days after the tenant, if any, and owner of record receive notice from a person entitled to bring an action under this section that a nuisance exists.**

**(2) The notice shall specify:**

**(i) The date and time of day the nuisance was first discovered; and**

**(ii) The location on the property where the nuisance is allegedly occurring.**

**(3) The notice shall be:**

**(i) Hand delivered to the tenant, if any, and the owner of record; or**

**(ii) Sent by certified mail to the tenant, if any, and the owner of record.**

**(d) (1) In addition to any service of process required by the Maryland Rules, the plaintiff shall cause to be posted in a conspicuous place on the property [within] NO LATER THAN 48 hours [of filing the complaint] BEFORE THE HEARING the notice required under paragraph (2) of this subsection.**

**(2) The notice shall indicate:**

**(i) The nature of the proceedings;**

**(ii) The time and place of the hearing; and**