

(i) A tenant in an action under § 8-211 of the Real Property Article or a local rent escrow law; or

(ii) A person who brings an action under § 14-120 OR § 14-125.1 of the Real Property Article;

### Article - Real Property

~~14-127~~ 14-125.1.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "COMMUNITY ASSOCIATION" MEANS A MARYLAND NONPROFIT ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION THAT:

(I) IS COMPRISED OF AT LEAST 20% OF THE TOTAL NUMBER OF HOUSEHOLDS AS MEMBERS OF A LOCAL COMMUNITY THAT CONSISTS OF 40 OR MORE INDIVIDUAL HOUSEHOLDS AS DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF THE COMMUNITY ASSOCIATION;

(II) REQUIRES, AS A CONDITION OF MEMBERSHIP, THE PAYMENT OF MONETARY DUES AT LEAST ANNUALLY;

(III) IS OPERATED PRIMARILY FOR THE PROMOTION OF SOCIAL WELFARE AND GENERAL NEIGHBORHOOD IMPROVEMENT AND ENHANCEMENT;

(IV) HAS BEEN IN EXISTENCE FOR AT LEAST 1 YEAR WHEN IT FILES SUIT UNDER THIS SECTION;

(V) IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OR (4) OF THE INTERNAL REVENUE CODE; AND

(VI) IS IN GOOD STANDING.

(3) "LOCAL CODE VIOLATION" MEANS A VIOLATION UNDER THE FOLLOWING PROVISIONS OF THE ANNE ARUNDEL COUNTY CODE, ~~AS AMENDED FROM TIME TO TIME~~, OR UNDER ANY APPLICABLE CODE RELATING TO THE FOLLOWING PROVISIONS INCORPORATED IN THE ANNE ARUNDEL COUNTY CODE BY REFERENCE:

(I) ARTICLE 11 - CRIMES AND PUNISHMENTS;

(II) ARTICLE 12 - ANIMAL CONTROL;

(III) ARTICLE 14 - ENVIRONMENTAL HEALTH;

(IV) ARTICLE 16 - LICENSES AND PERMITS; AND

(V) ARTICLE 22 - HOUSING MAINTENANCE AND OCCUPANCY CODE.

(4) "NUISANCE" MEANS, ~~WITHIN THE BOUNDARIES OF THE COMMUNITY REPRESENTED BY THE COMMUNITY ASSOCIATION.~~