

(e) (1) A judgment creditor is not a required party to a proceeding initiated under this section.

(2) A judgment creditor may join a proceeding initiated under this section by filing a motion under subsection (f) of this section within 10 days of notice being given as required by law.

(f) (1) On motion of any person with an interest in abandoned OR DISTRESSED property that is the subject of a proceeding initiated under this section, the issue of compensation related to the proceeding may be removed to the Circuit Court of Baltimore City for trial on that issue.

(2) The motion for removal to the Circuit Court of Baltimore City for trial on the issue of compensation shall be filed within 30 days of the date the title to the abandoned OR DISTRESSED property vests with the City under § 21-16(c) of this subheading.

(g) If the parties agree, trial on the issue of compensation may be held in the District Court.

(h) If the value of the abandoned OR DISTRESSED property is determined to be less than the sum of the public charges, City and state taxes, and other assessments regarding the abandoned OR DISTRESSED property, the City is entitled to a judgment against the owner of the abandoned OR DISTRESSED property for the difference.

(i) When a court vests title to the abandoned OR DISTRESSED property in the City, at the request of the City, the court may name as titleholder a public or quasi-public corporation that has been designated by the City to hold title to property acquired under this section.

(j) Except as otherwise provided in this section, the provisions of § 21-16 of this subheading apply to a proceeding under this section.

(k) (1) An action at law or in equity filed against the City by a person with an interest in abandoned OR DISTRESSED property that is the subject of a proceeding initiated under this section shall be filed within 3 years from the date a court vests title to the abandoned OR DISTRESSED property in the City.

(2) The damages awarded to a person for the improper taking of abandoned OR DISTRESSED property in a proceeding initiated under this section are limited to the fair market value of the abandoned OR DISTRESSED property at the time of the taking.

(l) If an owner-occupant or tenant ~~is displaced~~ OF PROPERTY DESCRIBED under subsection [(a)(4)] (A)(2)(IV) OR (3) of this section IS DISPLACED, regardless of whether the displacement involves the use of federal financial assistance, the City shall assure that the owner-occupant or tenant is offered, at a minimum, assistance and payments to the extent that the owner-occupant or tenant would qualify for assistance and payments as a displaced person under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.