(W) "RECEIVER" INCLUDES A CONSERVATOR, REHABILITATOR, AND LIQUIDATOR.

[(n)] (X) "Records" means the information maintained by the provider for the proper operation of the facility under this subtitle.

[(o)] (Y) "Renovation" means any single capital improvement to, or replacement of, the existing facility, or any part of the existing facility, but excluding normal repair and maintenance, that will not increase the number of independent or assisted living units and for which the total projected cost is an amount that is more than the sum of:

(1) 20% of the total operating expenses, less depreciation, amortization, and interest expense of the facility as shown on the certified financial statement for the most recent fiscal year for which a certified financial statement is available; and

(2) The amount of the existing reserves properly allocable to, and so allocated for, the renovation.

(Z) (1) "SECURED CLAIM" MEANS A CLAIM THAT:

(I) IS SECURED BY MORTGAGE, TRUST DEED, PLEDGE, DEPOSIT AS SECURITY, ESCROW, OR OTHERWISE; OR

(II) HAS BECOME A LIEN ON SPECIFIC ASSETS THROUGH JUDICIAL PROCESS.

(2) "SECURED CLAIM" DOES NOT INCLUDE A SPECIAL DEPOSIT CLAIM OR A CLAIM AGAINST GENERAL ASSETS.

(AA) (1) "SPECIAL DEPOSIT CLAIM" MEANS A CLAIM SECURED BY A DEPOSIT REQUIRED BY LAW FOR THE SECURITY OR BENEFIT OF A LIMITED CLASS OF PERSONS.

(2) "SPECIAL DEPOSIT CLAIM" DOES NOT INCLUDE A CLAIM AGAINST GENERAL ASSETS.

[(p)] (BB) "Subscriber" means an individual for whom a continuing care agreement is purchased.

[(q)] (CC) "Surcharge" means a separate and additional charge, other than a second person entrance fee, imposed simultaneously with the entrance fee, that may be required of some but not all subscribers because of a condition or circumstance that applies only to those subscribers.

(DD) "TRANSFER" MEANS, WHEN USED IN CONJUNCTION WITH PROPERTY:

(1) THE SALE OR OTHER DIRECT OR INDIRECT DISPOSITION OF PROPERTY OR AN INTEREST IN PROPERTY;

(2) THE FIXING OF A LIEN ON PROPERTY OR AN INTEREST IN PROPERTY; OR