

Condominiums - Conversion of Rental Facilities - Notice Requirements

FOR the purpose of providing that, ~~in a conversion of rental facilities to condominiums, if a tenant who is entitled to receive a purchase offer does not receive the purchase offer at the same time as the tenant receives the notice of conversion, then a certain time period of continued residency~~ if a certain offer of the right to purchase rental property being converted to a condominium is not given to a tenant concurrently with the required notice of intent to create a condominium, the period in which the tenant is entitled to remain in the tenant's residence does not begin until the tenant receives the purchase offer; requiring that ~~a certain~~ the written notice of conversion given to a ~~certain~~ tenant include certain language relating to the time ~~frame~~ a period during which the tenant may remain in ~~in~~ in the tenant's residence if a purchase offer is not included with ~~a~~ the notice of conversion; providing that a purchase offer shall be considered to have been given to a tenant if delivered or mailed in a certain manner; and generally relating to notice requirements for the conversion of rental facilities to condominiums.

BY repealing and reenacting, with amendments,
 Article - Real Property
 Section 11-102.1(a), (b), and (f) and 11-136(a)
 Annotated Code of Maryland
 (2003 Replacement Volume and 2006 Supplement)

~~BY repealing and reenacting, without amendments,
 Article - Real Property
 Section 11-102.1(b)
 Annotated Code of Maryland
 (2003 Replacement Volume and 2006 Supplement)~~

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

11-102.1.

(a) (1) (I) Before a residential rental facility is subjected to a condominium regime, the owner, and the landlord of each tenant in possession of any portion of the residential rental facility as his residence, if other than the owner, shall give the tenant a notice in the form specified in subsection (f) of this section. The notice shall be given after registration with the Secretary of State under § 11-127 of this title and concurrently and together with any offer required to be given under § 11-136 of this title.