

SECTION, AND SHALL CONDUCT A HEARING IF REQUESTED UNDER SUBSECTION (F)(3) OF THIS SECTION.

~~(K)~~ (J) (1) IF THE COURT DETERMINES THAT A LIEN SHOULD BE ESTABLISHED, IT SHALL ENTER AN ORDER FINDING THE AMOUNT OF GROUND RENT DUE AND IMPOSING A LIEN ON THE PROPERTY IDENTIFIED IN THE NOTICE UNDER SUBSECTION (E) OF THIS SECTION.

(2) IF THE COURT DETERMINES THAT A LIEN SHOULD NOT BE ESTABLISHED, IT SHALL ENTER AN ORDER DENYING A LIEN.

~~(3) (H) SUBJECT TO SUBPARAGRAPH (II) OF THIS PARAGRAPH, THE COURT MAY AWARD COSTS AND REASONABLE ATTORNEY'S FEES TO THE PREVAILING PARTY IN AN ACTION UNDER THIS SECTION.~~

~~(H) IF THE LANDLORD IS THE PREVAILING PARTY, AN AWARD OF COSTS AND REASONABLE ATTORNEY'S FEES MAY NOT EXCEED \$500.~~

(3) THE COURT MAY AWARD TO THE PREVAILING PARTY IN AN ACTION UNDER THIS SECTION:

(i) COURT COSTS; AND

(ii) REASONABLE EXPENSES AND ATTORNEY'S FEES NOT EXCEEDING \$500.

~~(4)~~ (K) (1) (I) THE IF A COMPLAINT WAS FILED UNDER SUBSECTION (F) OF THIS SECTION, THE AMOUNT OF THE LIEN SHALL BE FOR THE GROUND RENT FOUND BY THE COURT TO BE DUE AND ANY COSTS, EXPENSES, AND ATTORNEY'S FEES AWARDED BY THE COURT.

(II) IF A COMPLAINT WAS NOT FILED UNDER SUBSECTION (F) OF THIS SECTION AND THE PAST DUE GROUND RENT WAS NOT PAID, THE AMOUNT OF THE LIEN SHALL BE FOR THE AMOUNT ALLEGED TO BE DUE IN THE NOTICE UNDER SUBSECTION (E) OF THIS SECTION AND REASONABLE EXPENSES AND ATTORNEY'S FEES NOT EXCEEDING \$150.

~~(H)~~ (2) THE AMOUNT OF THE LIEN SHALL INCREASE ANNUALLY BY THE AMOUNT OF GROUND RENT DUE ACCRUING AFTER THE FILING OF THE STATEMENT OF LIEN IN THE LAND RECORDS PLUS SIMPLE INTEREST AT THE RATE PRESCRIBED BY LAW ACCRUING FROM THE DATE OF ENTRY OF THE JUDGMENT THE FILING OF THE STATEMENT OF LIEN IN THE LAND RECORDS.