

(7) Words purporting to give a joint authority to three or more public officers or other persons shall be construed as giving such authority to a majority of such officers or persons.

(8) The word "month" means a calendar month.

(9) Words importing the singular number may extend and be applied to several persons or things and words importing the plural number may include the singular.

(10) The word "oath" shall be deemed to include an affirmation, and the word "sworn" shall be construed to include the word "affirmed".

(11) "Or" may be read "and" and "and" may be read "or", if the sense requires it.

(12) The word "owner", applied to a building or land, shall include any part owner, joint owner, tenant in common, tenants by the entireties, tenant in partnership or joint tenant of the whole or a part of such building or land.

(13) The word "person" means any individual, partnership, corporation, joint stock association or any city or state, or any subdivision thereof, and includes any trustee, receiver, assignee or personal representative thereof.

(14) Personal property includes every species of property, except real property as defined by this section.

(15) The words "preceding" and "following" means next before and next after, respectively.

(16) The word "property" shall include real and personal property.

(17) Real property shall include lands, tenements and hereditaments and shall embrace all chattels real.

(18) The words "state", "the state" or "this state" mean the State of Maryland.

(19) The word "street" means the entire width between property lines of every way or place of whatsoever nature when any part thereof is open to the use of the public as a matter of right for purposes of vehicular traffic.

(20) Words in the present tense include the future.

(21) The word "written" and "in writing" may include printing and any other mode of representing words and letters, but when the written signature of any person is required by law to any official or public writing or bond required by law, it shall be in the proper handwriting of such person, or in case he is unable to write, by his proper mark.

(22) The word "year" means a calendar year, unless otherwise expressed.