

(2) EXCEPT AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION, AN AGGRIEVED PERSON MAY COMMENCE A CIVIL ACTION UNDER THIS SUBSECTION ~~WHETHER OR NOT~~ NOT SOONER THAN 100 130 DAYS AFTER A COMPLAINT HAS BEEN FILED UNDER § 27 OF THIS SUBTITLE AND REGARDLESS OF THE STATUS OF ANY COMPLAINT.

(3) (I) IF THE COMMISSION OR A STATE OR LOCAL AGENCY HAS OBTAINED A CONCILIATION AGREEMENT WITH THE CONSENT OF AN AGGRIEVED PERSON, NO ACTION MAY BE FILED UNDER THIS SUBSECTION BY THE AGGRIEVED PERSON FOR THE ALLEGED DISCRIMINATORY HOUSING PRACTICE THAT FORMS THE BASIS FOR THE COMPLAINT EXCEPT FOR THE PURPOSE OF ENFORCING THE TERMS OF THE AGREEMENT.

(II) AN AGGRIEVED PERSON MAY NOT COMMENCE A CIVIL ACTION UNDER THIS SUBSECTION WITH RESPECT TO AN ALLEGED DISCRIMINATORY HOUSING PRACTICE THAT FORMS THE BASIS OF A CHARGE ISSUED BY THE COMMISSION IF A HEARING ON THE RECORD UNDER THIS SUBTITLE WITH RESPECT TO SUCH CHARGE HAS BEEN COMMENCED BY AN ADMINISTRATIVE LAW JUDGE.

(B) ON APPLICATION BY A PERSON ALLEGING A DISCRIMINATORY HOUSING PRACTICE OR A PERSON AGAINST WHOM A DISCRIMINATORY HOUSING PRACTICE IS ALLEGED, THE COURT MAY:

(1) APPOINT AN ATTORNEY FOR THE PERSON; OR

(2) IF IN THE OPINION OF THE COURT THE PERSON IS FINANCIALLY UNABLE TO BEAR THE COSTS OF THE ACTION, AUTHORIZE THE COMMENCEMENT OR CONTINUATION OF A CIVIL ACTION UNDER SUBSECTION (A) OF THIS SECTION WITHOUT THE PAYMENT OF FEES, COSTS, OR SECURITY.

(C) (1) IN A CIVIL ACTION UNDER SUBSECTION (A) OF THIS SECTION, IF THE COURT FINDS THAT A DISCRIMINATORY HOUSING PRACTICE HAS OCCURRED ~~OR IS ABOUT TO OCCUR~~, THE COURT MAY AWARD TO THE PLAINTIFF ACTUAL AND PUNITIVE DAMAGES AND, SUBJECT TO SUBSECTION (D) OF THIS SECTION, MAY GRANT AS RELIEF, AS THE COURT DEEMS APPROPRIATE, ANY PERMANENT OR TEMPORARY INJUNCTION, TEMPORARY RESTRAINING ORDER, OR OTHER ORDER, INCLUDING AN ORDER ENJOINING THE DEFENDANT FROM ENGAGING IN THE PRACTICE OR ORDERING AFFIRMATIVE ACTION AS MAY BE APPROPRIATE.

(2) ~~(H)~~ IN A CIVIL ACTION UNDER SUBSECTION (A) OF THIS SECTION, THE COURT, IN ITS DISCRETION, MAY ALLOW THE PREVAILING PARTY REASONABLE ATTORNEY'S FEES AND COSTS.