

(IV) THE FINAL REPORT OF AN INSPECTOR VERIFYING THAT WORK WAS PERFORMED ON THE AFFECTED PROPERTY IN ACCORDANCE WITH § 6-819(F)(2) OF THE ENVIRONMENT ARTICLE.

(C) (1) IF AN OWNER FAILS TO PROVIDE INFORMATION IN ACCORDANCE WITH SUBSECTION (B)(3) OF THIS SECTION OR TO COMPLY WITH THE TENANT'S WRITTEN REQUEST UNDER SUBSECTION (B)(1) OF THIS SECTION WITHIN 3 BUSINESS DAYS OF RECEIPT OF THE REQUEST, THE TENANT MAY BRING AN ACTION IN DISTRICT COURT FOR THE:

(I) LEASE TERMINATION;

(II) REIMBURSEMENT OF REASONABLE RELOCATION EXPENSES; AND

(III) REASONABLE ATTORNEY'S FEES.

(2) A TENANT DOES NOT HAVE A CAUSE OF ACTION UNDER THIS SUBSECTION IF THE OWNER OF AN AFFECTED PROPERTY PROVIDES INFORMATION IN ACCORDANCE WITH SUBSECTION(B)(3) OF THIS SECTION.

(D) THE RIGHT OF A TENANT TO REQUEST RELEASE IN ACCORDANCE WITH SUBSECTION (B) OF THIS SECTION DOES NOT PRECLUDE THE TENANT FROM PURSUING ANY OTHER RIGHT OR REMEDY AVAILABLE TO THE TENANT AT LAW OR EQUITY AND IS IN ADDITION TO THEM.

(E) ANY ACTION OR INACTION OF THE OWNER OF AN AFFECTED PROPERTY OR TENANT UNDER THIS SECTION OR ANY FINDING IN A PROCEEDING UNDER THIS SECTION MAY NOT BE CONSTRUED TO HAVE ANY EFFECT ON:

(1) ANY CIVIL ACTION; OR

(2) ANY ADMINISTRATIVE PROCEEDING BROUGHT UNDER THIS TITLE OR TITLE 6 OF THE ENVIRONMENT ARTICLE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2008.

Approved by the Governor, May 13, 2008.