(viii) For purposes of subparagraph (vii) of this paragraph:

1. "Capital investment" means the amount paid to acquire property:

A. For a useful life of greater than 1 year; or

B. For a permanent improvement or betterment of the property that has a useful life greater than 1 year;

2. "Cost of land" includes:

A. The purchase price, taxes, and fees incidental to the purchase, including costs related to obtaining appropriate zoning and licensing;

B. The costs of site grading, preparation, paving, sidewalks, gutters, curbs, and landscaping; and

C. The cost of construction and installation of all utilities.

(ix) 1. If the applicant purchases or leases an existing building, the capital investment attributable to the cost of the land and improvements shall be based on the assessed value of the land and improvements in accordance with the records of the State Department of Assessments and Taxation at the time of purchase.

2. The capital investment in other than land or building shells shall also be evaluated at the fair market value at the time of purchase.

(x) The annual license fee is $5,000.

(xi) The hours and days that a holder may exercise the privileges of sale under this license are the same as a Class B (on–sale) beer, wine and liquor license.

(xii) A Class BDR license may be issued in addition to any other alcoholic beverages license that the applicant holds.

(xiii) The Liquor Control Board shall adopt regulations to issue the Class BDR license.]

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