

(VI) ANY TRANSFER MADE TO ANY MUNICIPAL, COUNTY OR STATE GOVERNMENT OR TO ANY AGENCIES, INSTRUMENTALITIES OR POLITICAL SUBDIVISIONS THEREOF;

(VII) ANY TRANSFER TO A SPOUSE, SON OR DAUGHTER;  
OR

(VIII) ANY TRANSFER BETWEEN PARTNERS IN A PARTNERSHIP.

11-139.

(A) IN THIS SECTION, "LOCAL GOVERNMENT" MEANS A COUNTY, BALTIMORE CITY, OR ANY INCORPORATED MUNICIPALITY, OR A HOUSING AGENCY DESIGNATED BY THE LOCAL GOVERNMENT.

(B) A LOCAL GOVERNMENT MAY PROVIDE, BY LOCAL LAW OR ORDINANCE, A RIGHT OF FIRST REFUSAL FOR THE LOCAL GOVERNMENT TO PURCHASE UNITS IN A CONDOMINIUM REGIME WHERE THE FACILITY SUBJECTED TO THE CONDOMINIUM REGIME WAS FORMERLY A RENTAL FACILITY.

(C) A LOCAL LAW OR ORDINANCE ADOPTED UNDER SUBSECTION (B) OF THIS SECTION SHALL PROVIDE THAT:

(1) THE RIGHT OF FIRST REFUSAL OF THE LOCAL GOVERNMENT SHALL BE SUBJECT TO THE RIGHT OF A TENANT THEN IN POSSESSION OF THE UNIT TO EXERCISE THE TENANT'S RIGHT OF FIRST REFUSAL AS PROVIDED FOR UNDER § 11-136 OF THIS TITLE;

(2) THE UNITS WHICH THE LOCAL GOVERNMENT MAY PURCHASE SHALL INCLUDE ANY UNIT TAKEN UNDER AN EXTENDED LEASE BY A DESIGNATED FAMILY UNDER § 11-137 OF THIS TITLE, AND ANY UNIT NOT TAKEN UNDER AN EXTENDED LEASE BY A DESIGNATED FAMILY, UP TO A TOTAL OF 20 PERCENT OF THE UNITS IN THE CONDOMINIUM. IF THE LOCAL GOVERNMENT DOES NOT PURCHASE A UNIT OR UNITS TAKEN UNDER AN EXTENDED LEASE, THE NUMBER OF UNITS WITHIN THE 20 PERCENT WHICH THE LOCAL GOVERNMENT MAY PURCHASE SHALL BE DIMINISHED BY THE NUMBER OF EXTENDED LEASE UNITS NOT PURCHASED BY THE LOCAL GOVERNMENT;

(3) IN EXERCISING THE RIGHT OF FIRST REFUSAL AS TO A UNIT WHICH IS NOT TAKEN BY THE TENANT THEN IN POSSESSION, THE LOCAL GOVERNMENT SHALL ENTER INTO A BINDING CONTRACT OF SALE WITH THE OWNER, LANDLORD, OR DEVELOPER WITHIN 60 DAYS FOLLOWING THE DATE BY WHICH THE TENANT THEN IN POSSESSION IS REQUIRED TO NOTIFY THE DEVELOPER UNDER § 11-136(A)(3) OF THIS TITLE; AND

(4) THE PURCHASE PRICE, TERMS AND CONDITIONS OF THE CONTRACT OF SALE OF A UNIT TO A LOCAL GOVERNMENT SHALL BE NO LESS FAVORABLE THAN THE PURCHASE PRICE, TERMS AND CONDITIONS OF COMPARABLE UNITS OFFERED TO TENANTS UNDER § 11-136 OF THIS TITLE, UNLESS OTHERWISE AGREED TO BY ALL PARTIES.