

(1) "Annual income" means the total income from all sources, of a designated household, for the income tax year immediately preceding the year in which the notice is given under § 11-102.1 of this subtitle, whether or not included in the definition of gross income for federal or State tax purposes. For purposes of this section, the inclusions and exclusions from annual income are the same as those listed in Article 81, § 12F-1(a)(6), "gross income" as that term is defined for the property tax credits for homeowners by reason of income and age, BUT SHALL NOT INCLUDE UNREIMBURSED MEDICAL EXPENSES IF THE TENANT PROVIDES REASONABLE EVIDENCE OF THE UNREIMBURSED MEDICAL EXPENSES OR CONSENTS IN WRITING TO AUTHORIZE DISCLOSURE OF RELEVANT INFORMATION REGARDING MEDICAL EXPENSE REIMBURSEMENT AT THE TIME OF APPLYING FOR AN EXTENDED LEASE.

(b) A developer may not grant a unit in a rental facility occupied by a designated household entitled to receive the notice required by § 11-102.1 without offering to the tenant of the unit a lease extension for a period of at least 3 years from the giving of the notice required by § 11-102.1, if the household meets the following criteria:

(1) Had an annual income which did not exceed the income eligibility figure applicable for the county or incorporated municipality in which the rental facility is located, as provided under subsection (n);

(2) Is current in its rent payment and has not violated any other material term of the lease;

(3) Has provided the developer within 60 days after the giving of the notice required by § 11-102.1 with an affidavit under penalty of perjury:

(i) Stating that the household is applying for an extended lease under this section;

(ii) Setting forth the household's annual income for the calendar year preceding the giving of the notice required by § 11-102.1 together with reasonable supporting documentation OF THE HOUSEHOLD INCOME AND, WHERE APPLICABLE, OF UNREIMBURSED MEDICAL EXPENSES OR A WRITTEN AUTHORIZATION FOR DISCLOSURE OF RELEVANT INFORMATION REGARDING MEDICAL EXPENSE REIMBURSEMENT BY DOCTORS, HOSPITALS, CLINICS, INSURANCE COMPANIES, OR SIMILAR PERSONS, ENTITIES, OR ORGANIZATIONS THAT PROVIDE MEDICAL TREATMENT COVERAGE TO THE HOUSEHOLD;

(iii) Setting forth facts showing that a member of the household is either a handicapped citizen or a senior citizen who, in either event, has been a member of the household for at least 12 months preceding the giving of the notice required by § 11-102.1; and

(iv) Has executed an extended lease and returned it to the developer within 60 days after the giving of the notice required by § 11-102.1.