

MONTGOMERY COUNTY

TERMS OF A SALE OR LEASE OF HOUSING, AND EACH PERSON WHO OPERATES A MULTI-UNIT RESIDENTIAL BUILDING CONTAINING MORE THAN TWO (2) UNITS SHALL POST AT ALL TIMES WHEN PROSPECTIVE TENANTS ARE BEING INTERVIEWED, IN A CONSPICUOUS LOCATION IN THAT PORTION OF HIS HOUSING BUSINESS NORMALLY USED BY HIM FOR NEGOTIATING THE RENTAL OF A DWELLING UNIT OR ROOMING UNIT THEREIN, A NOTICE PREPARED BY THE COMMISSION WHICH CONTAINS THE FOLLOWING LANGUAGE, PRINTED IN BLACK ON A LIGHT-COLORED BACKGROUND, IN NOT LESS THAN FOURTEEN-POINT TYPE:

IT IS A VIOLATION OF THE FAIR HOUSING LAW OF MONTGOMERY COUNTY, MARYLAND FOR ANY REAL ESTATE BROKER OR SALESMAN, OR FOR ANY PERSON OWNING OR MANAGING MULTI-UNIT APARTMENT DWELLINGS TO-

1. DENY HOUSING ACCOMMODATIONS TO ANY PERSON BECAUSE OF RACE, COLOR, RELIGIOUS CREED, ANCESTRY OR NATIONAL ORIGIN.

2. DISCRIMINATE AGAINST ANY PERSON BECAUSE OF HIS RACE, COLOR, RELIGIOUS CREED, ANCESTRY OR NATIONAL ORIGIN WITH RESPECT TO THE TERMS, CONDITIONS OR PRIVILEGES OF HOUSING ACCOMMODATIONS OR IN THE FURNISHING OF FACILITIES OR SERVICES IN CONNECTION THEREWITH.

(B) (1) EVERY REAL ESTATE BROKER, EVERY REAL ESTATE SALESMAN AND EVERY PERSON WHO OWNS OR MANAGES ANY BUILDING CONTAINING TWO (2) OR MORE RENTAL UNITS SHALL SUBMIT TO THE COMMISSION, AT THE TIME AND IN A MANNER TO BE PRESCRIBED IN REGULATIONS DULY ENACTED BY THE COMMISSION AND APPROVED BY THE COUNTY COUNCIL, SUCH REPORTS RELATING TO PROPERTY UNDER THEIR CONTROL AS THE COMMISSION DEEMS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS ARTICLE. FAILURE TO FILE SUCH REPORTS, AND THE FURNISHING OF FALSE INFORMATION SHALL BE A VIOLATION OF THIS ARTICLE. THE IDENTITY OF PERSONS AND PROPERTIES CONTAINED IN REPORTS SUBMITTED UNDER THIS SECTION SHALL BE CONFIDENTIAL.

(2) EVERY PERSON SUBJECT TO THE PROVISIONS OF SUBSECTION (B) (1) OF THIS SECTION SHALL FURTHER BE REQUIRED TO PREPARE AND RETAIN FOR A PERIOD OF 120 DAYS FROM THE DATE OF SUBMISSION TO THEM ALL APPLICATIONS MADE FOR HOUSING ACCOMMODATIONS, AND, TO PREPARE AND RETAIN SUCH OTHER RECORDS, PRESCRIBED IN REGULATIONS DULY ENACTED BY THE COMMISSION, AS THE COMMISSION DEEMS NECESSARY FOR THE FILING OF REPORTS