

advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination, or an intention to make any such preference, limitation or discrimination.

(4) To represent to any person, for reasons of discrimination, that any dwelling is not available for inspection, sale or rental when such dwelling is in fact so available.

(5) To deny any person access or membership or participation in any multiple listing service, real estate broker's organization or other service, organization or facility relating to the business of selling or renting dwellings, or to discriminate against him in the terms or conditions of such access, membership, or participation.

(6) To include in any transfer, sale, rental or lease of housing any restrictive covenant that discriminates; or for any person to honor or exercise, or attempt to honor or exercise any discriminatory covenant pertaining to housing.

Nothing in the provisions of this subtitle shall be construed to bar any person from refusing to sell, rent or advertise any dwelling which is planned exclusively for, or occupied exclusively by, individuals of one sex, to any individual of the opposite sex, on the basis of sex. Notwithstanding the other provisions of this subtitle, a person may sell, rent, or advertise any dwelling to aged or elderly persons only, or if the dwelling is planned exclusively for or occupied exclusively by a specified age group.

With respect to sex discrimination AND DISCRIMINATION ON THE BASIS OF MARITAL STATUS ALONE, nothing herein shall be construed to apply to the rental of rooms within any dwelling in which the owner maintains his or her principal residence or to the rental of any apartment in a dwelling containing not more than five units and in which the owner maintains his or her principal residence.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1976.

Approved May 17, 1976.