

(1) SUBJECT TO THE PROVISIONS OF THIS SUBSECTION, THE COMMISSION MAY SUSPEND, BY ORDER, ANY METHODS OF ADVERTISING REAL ESTATE BROKERAGE SERVICES OR SOLICITING LISTINGS OF HOUSES FOR THE PURPOSE OF RESALE OR RENTAL IN A REAL ESTATE CONSERVATION AREA IF THE COMMISSION DETERMINES THAT:

(I) THE AREA WOULD BENEFIT BY THE SUSPENSION;

(II) THE SUSPENSION WOULD ADVANCE A STATE INTEREST;

(III) THERE IS A REASONABLE BASIS TO BELIEVE THAT PANIC SELLING, BLOCKBUSTING, OR DEPRESSED REAL ESTATE MARKET VALUES WOULD OCCUR WITHOUT THE SUSPENSION; AND

(IV) THERE IS NO LESS RESTRICTIVE ALTERNATIVE AVAILABLE.

(2) IN DETERMINING WHETHER TO IMPOSE A SUSPENSION, THE COMMISSION SHALL BASE ITS DETERMINATION ON A PREPONDERANCE OF THE EVIDENCE.

(3) WHEN DETERMINING WHETHER TO IMPOSE A SUSPENSION, THE COMMISSION SHALL PROVIDE INFORMATION TO THE COMMUNITY AFFECTED, INCLUDING:

(I) THE RACIAL AND ECONOMIC COMPOSITION OF THE REAL ESTATE CONSERVATION AREA;

(II) THE NUMBER OF REAL ESTATE TRANSACTIONS IN THE AREA; AND

(III) THE FAIR MARKET VALUES OF PROPERTIES AFFECTED.

(4) A SUSPENSION UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT:

(I) APPLY TO ADVERTISING IN REGULARLY DISTRIBUTED NEWSPAPERS, MAGAZINES, RADIO, TELEVISION, OR TELEPHONE DIRECTORIES; OR

(II) EXCEED 24 MONTHS IN DURATION.

(C) MODIFICATION, REMOVAL, OR RENEWAL OF SUSPENSION.

(1) SUBJECT TO THE PROVISIONS OF THIS SUBSECTION, THE COMMISSION MAY:

(I) MODIFY A SUSPENSION;

(II) REMOVE A SUSPENSION; OR