

THIS SECTION APPLIES ONLY IN REGARD TO RESIDENTIAL PROPERTY IN MONTGOMERY COUNTY.

(C) MAINTENANCE OF REGISTRY.

(1) EACH REAL ESTATE BROKER SHALL MAINTAIN A CURRENT AND COMPLETE REGISTRY OF ALL RESIDENTIAL PROPERTIES THAT:

(I) THE BROKER PERSONALLY LISTS FOR SALE OR RENT IN MONTGOMERY COUNTY; AND

(II) IF THE BROKER IS A MEMBER OF A MULTIPLE LISTING SERVICE, ARE LISTED WITH THE MULTIPLE LISTING SERVICE IN MONTGOMERY COUNTY.

(2) THE REAL ESTATE BROKER SHALL BREAK DOWN THE PROPERTIES LISTED IN THE REGISTRY INTO PRICE CATEGORIES THAT ARE ESTABLISHED BY THE COMMISSION OR THE MULTIPLE LISTING SERVICE.

(3) IF A PROSPECTIVE BUYER OR RENTER REQUESTS TO SEE THE REGISTRY, THE REAL ESTATE BROKER SHALL ALLOW THE PROSPECTIVE BUYER OR RENTER TO SEE THE PART OF THE REGISTRY FOR THE PRICE CATEGORY IN WHICH THE PROSPECTIVE BUYER OR RENTER INDICATES INTEREST.

(4) THE COMMISSION SHALL:

(I) PREPARE A NOTICE THAT SETS FORTH THE EXACT LANGUAGE OF PARAGRAPHS (1) THROUGH (3) OF THIS SUBSECTION; AND

(II) DISTRIBUTE A COPY OF THE NOTICE TO EACH REAL ESTATE OFFICE THAT IS LOCATED IN MONTGOMERY COUNTY.

(5) EACH REAL ESTATE BROKER SHALL POST THE NOTICE IN A CONSPICUOUS PLACE IN EACH REAL ESTATE OFFICE OF THE BROKER THAT IS LOCATED IN MONTGOMERY COUNTY.

(D) DISCRIMINATORY REAL ESTATE PRACTICES.

(1) A REAL ESTATE BROKER, AN ASSOCIATE REAL ESTATE BROKER, OR A REAL ESTATE SALESPERSON MAY NOT REFUSE TO SHOW ANY RESIDENTIAL PROPERTY OR PROSPECTIVE SITE FOR A RESIDENCE THAT IS AVAILABLE FOR SALE, RENT, OR SUBLEASE TO A PROSPECTIVE BUYER OR RENTER BECAUSE OF:

(I) THE RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN, OR, AS DEFINED BY ARTICLE 49B, § 19 OF THE CODE, PHYSICAL OR MENTAL HANDICAP OF THE PROSPECTIVE BUYER OR RENTER; OR

(II) THE COMPOSITION OR CHARACTER OF THE NEIGHBORHOOD WHERE THE PROPERTY IS LOCATED.