

(1) TITLE INSURANCE COMPANY, SETTLEMENT COMPANY, OR ESCROW COMPANY; OR

(2) TITLE LAWYER.

SUBCOMMITTEE COMMENT: This section is new language derived without substantive change from former Art. 56, § 227C(a).

In the introductory language of this section, the reference to an "associate real estate broker" is added in conformity with provisions added throughout this title to provide a licensing scheme for associate real estate brokers. See the General Subcommittee Comment to this title.

As to notice of the buyer's right of selecting the buyer's own title insurance, settlement, or escrow company, or title lawyer, see § 4-523 of this title.

Defined terms: "Associate real estate broker" § 4-101
"Real estate" § 4-101 "Real estate broker" § 4-101
"Real estate salesperson" § 4-101

4-608. "BLOCKBUSTING".

(A) IN GENERAL.

WHETHER OR NOT ACTING FOR MONETARY GAIN, A PERSON MAY NOT KNOWINGLY INDUCE OR ATTEMPT TO INDUCE ANOTHER PERSON TO SELL OR RENT A DWELLING OR OTHERWISE TRANSFER REAL ESTATE OR KNOWINGLY DISCOURAGE OR ATTEMPT TO DISCOURAGE ANOTHER PERSON FROM PURCHASING REAL ESTATE:

(1) BY MAKING REPRESENTATIONS REGARDING THE ENTRY OR PROSPECTIVE ENTRY INTO A NEIGHBORHOOD OF INDIVIDUALS OF A PARTICULAR RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN;

(2) BY MAKING REPRESENTATIONS REGARDING THE EXISTING OR POTENTIAL PROXIMITY OF REAL PROPERTY OWNED OR USED BY INDIVIDUALS OF A PARTICULAR RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN; OR

(3) BY REPRESENTING THAT THE EXISTING OR POTENTIAL PROXIMITY OF REAL PROPERTY OWNED OR USED BY INDIVIDUALS OF A PARTICULAR RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN WILL OR MAY RESULT IN:

(I) THE LOWERING OF PROPERTY VALUES;

(II) A CHANGE IN THE RACIAL, RELIGIOUS, OR ETHNIC CHARACTER OF THE BLOCK, NEIGHBORHOOD, OR AREA;