

(1) ENSURE FAIR AND EQUAL REAL ESTATE HOUSING PRACTICES IN BALTIMORE CITY FOR ALL OF ITS RESIDENTS, REGARDLESS OF RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN;

(2) PROVIDE FAIR AND EQUAL REAL ESTATE HOUSING OPPORTUNITIES IN BALTIMORE CITY FOR ALL OF ITS RESIDENTS, REGARDLESS OF RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN; AND

(3) PROTECT AND ENSURE THE PEACE, HEALTH, SAFETY, PROSPERITY, AND GENERAL WELFARE OF ALL RESIDENTS OF BALTIMORE CITY.

(B) SCOPE OF SECTION.

THIS SECTION APPLIES ONLY IN REGARD TO RESIDENTIAL PROPERTY IN BALTIMORE CITY.

(C) MAINTENANCE OF REGISTRY.

(1) (I) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, EACH REAL ESTATE BROKER SHALL MAINTAIN A CURRENT AND COMPLETE REGISTRY OF ALL RESIDENTIAL PROPERTIES THAT THE BROKER LISTS FOR SALE IN BALTIMORE CITY.

(II) THE REAL ESTATE BROKER SHALL BREAK DOWN THE PROPERTIES LISTED IN THE REGISTRY INTO PRICE CATEGORIES THAT ARE ESTABLISHED BY THE COMMISSION.

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

(2) THIS SUBSECTION DOES NOT REQUIRE A REAL ESTATE BROKER WHO IS A MEMBER OF A MULTIPLE LISTING SERVICE TO DISCLOSE PROPERTIES THAT ARE OBTAINED FROM MULTIPLE LISTING.

(D) DISCRIMINATORY REAL ESTATE PRACTICES.

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

(I) THE RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN OF THE PROSPECTIVE BUYER OR RENTER; OR

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