

(2) A REAL ESTATE BROKER, AN ASSOCIATE REAL ESTATE BROKER, OR A REAL ESTATE SALESPERSON MAY NOT FAIL OR REFUSE TO SHOW ALL AVAILABLE LISTED RESIDENTIAL PROPERTIES THAT ARE IN A CERTAIN AREA AND WITHIN A SPECIFIED PRICE RANGE TO A PROSPECTIVE BUYER OR RENTER WHO HAS REQUESTED TO BE SHOWN ALL AVAILABLE PROPERTIES THAT ARE IN THE AREA AND WITHIN THE SPECIFIED PRICE RANGE.

(3) IF THE REPRESENTATION IS MADE BECAUSE OF THE RACE, COLOR, SEX, RELIGION, OR NATIONAL ORIGIN OF THE PROSPECTIVE BUYER OR RENTER OR BECAUSE OF THE RACIAL COMPOSITION OR CHARACTER OF THE AREA WHERE THE PROPERTY IS LOCATED, A REAL ESTATE BROKER, AN ASSOCIATE REAL ESTATE BROKER, OR A REAL ESTATE SALESPERSON MAY NOT REPRESENT TO A PROSPECTIVE BUYER OR RENTER THAT THE AVAILABLE RESIDENTIAL PROPERTIES, PROSPECTIVE SITES FOR A RESIDENCE, OR LISTINGS ARE LIMITED TO THOSE ALREADY SHOWN WHEN, IN FACT, THERE IS A RESIDENTIAL PROPERTY, A PROSPECTIVE SITE FOR A RESIDENCE, OR A LISTING THAT IS AVAILABLE AND WITHIN THE PRICE RANGE SPECIFIED BY THE PROSPECTIVE BUYER OR RENTER.

(E) FEES.

THIS SECTION DOES NOT PROHIBIT A REAL ESTATE BROKER, AN ASSOCIATE REAL ESTATE BROKER, OR A REAL ESTATE SALESPERSON FROM CHARGING A REASONABLE FEE FOR SHOWING A RESIDENTIAL PROPERTY TO A PROSPECTIVE BUYER OR RENTER.

(F) ENFORCEMENT OF PROGRAM.

THE COMMISSION SHALL ENFORCE THE PROVISIONS OF THIS SECTION AND, FOR THIS PURPOSE, MAY RECEIVE COMPLAINTS, CONDUCT INVESTIGATIONS, ISSUE SUBPOENAS, ADMINISTER OATHS, AND HOLD HEARINGS.

REVISOR'S NOTE: This section formerly appeared as Art. 56A, § 4-525.

The only changes are in style.

Defined terms: "Associate real estate broker" § 16-101
"Commission" § 16-101
"Real estate" § 16-101 "Real estate broker" § 16-101
"Real estate salesperson" § 16-101

16-526. DISCRIMINATORY REAL ESTATE PRACTICES IN MONTGOMERY COUNTY.

(A) LEGISLATIVE POLICY.

THE PURPOSE OF THIS SECTION IS TO PROHIBIT CERTAIN DISCRIMINATORY REAL ESTATE PRACTICES WITH RESPECT TO HOUSING IN MONTGOMERY COUNTY TO: