

(1) ENSURE FAIR AND EQUAL REAL ESTATE HOUSING PRACTICES FOR ALL OF ITS RESIDENTS, REGARDLESS OF RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN, OR, AS DEFINED IN ARTICLE 49B, § 19 OF THE CODE, PHYSICAL OR MENTAL HANDICAP;

(2) PROVIDE FAIR AND EQUAL REAL ESTATE HOUSING OPPORTUNITIES FOR ALL OF ITS RESIDENTS, REGARDLESS OF RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN, OR, AS DEFINED IN ARTICLE 49B, § 19 OF THE CODE, PHYSICAL OR MENTAL HANDICAP;

(3) ENSURE FAIR AND EQUAL REAL ESTATE HOUSING PRACTICES AND PROVIDE FAIR AND EQUAL REAL ESTATE HOUSING OPPORTUNITIES FOR THOSE INDIVIDUALS WHO ARE AT LEAST 62 YEARS OF AGE; AND

(4) PROTECT AND ENSURE THE PEACE, HEALTH, SAFETY, PROSPERITY, AND GENERAL WELFARE OF ALL RESIDENTS OF MONTGOMERY COUNTY.

(B) SCOPE OF SECTION.

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.