

(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.

(2) IF THE REPRESENTATION IS MADE BECAUSE OF 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 BECAUSE OF THE COMPOSITION OR CHARACTER OF THE NEIGHBORHOOD 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 IN A SPECIFIED PRICE RANGE ARE LIMITED TO THOSE ALREADY SHOWN WHEN, IN FACT, THERE IS AN ADDITIONAL RESIDENTIAL PROPERTY, A PROSPECTIVE SITE FOR A RESIDENCE, OR A LISTING IN A SPECIFIED PRICE RANGE THAT IS AVAILABLE AND WITHIN THE PRICE RANGE SPECIFIED BY THE PROSPECTIVE BUYER OR RENTER.

(E) ENFORCEMENT OF PROGRAM.

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

REVISOR'S NOTE: This section formerly appeared as Art. 56A, § 4-526.

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

16-527. SOLICITATION OF LISTINGS IN BALTIMORE CITY AND BALTIMORE COUNTY.