

CHAPTER 431

(House Bill 877)

AN ACT concerning

Real Estate Commission - Discrimination by Licensees - "Blockbusting"

FOR the purpose of extending the bases under which individuals are protected from discrimination by real estate licensees to include sex, handicap, and familial status; extending the prohibition against "blockbusting" to include a prohibition against inducing or discouraging the sale or rental of real estate based on representations about the handicap or familial status of individuals in the neighborhood; providing that certain words have the meanings indicated in the Federal Fair Housing Act; and generally relating to discrimination in real estate transactions.

BY repealing and reenacting, with amendments,

Article - Business Occupations and Professions

Section 17-322(a)(16) and (b) and 17-608(a)

Annotated Code of Maryland

(1989 Volume and 1994 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Business Occupations and Professions

17-322.

(a) IN THIS SECTION, "HANDICAP" AND "FAMILIAL STATUS" EACH HAVE THE MEANINGS INDICATED IN THE FEDERAL FAIR HOUSING ACT.

(B) Subject to the hearing provisions of § 17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

(16) whether or not acting for monetary gain, knowingly induces or attempts to induce a person to transfer real estate or discourages or attempts to discourage a person from buying real estate:

(i) by making representations about the existing or potential proximity of real property owned or used by individuals of a particular race, color, religion, SEX, HANDICAP, FAMILIAL STATUS, or national origin; or

(ii) by representing that the existing or potential proximity of real property owned or used by individuals of a particular race, color, religion, SEX, HANDICAP, FAMILIAL STATUS, or national origin will or may result in:

1. the lowering of property values;
2. a change in the racial, religious, or ethnic character of the block, neighborhood, or area;