

3. an increase in criminal or antisocial behavior in the area; or
4. a decline in the quality of the schools serving the area;

[(b)](C) (1) Instead of or in addition to suspending or revoking a license, the Commission may impose a penalty not exceeding \$2,000 for each violation.

(2) To determine the amount of the penalty imposed under this subsection, the Commission shall consider:

- (i) the seriousness of the violation;
- (ii) the harm caused by the violation;
- (iii) the good faith of the licensee; and
- (iv) any history of previous violations by the licensee.

(3) The Commission shall pay any penalty collected under this subsection into the General Fund of the State.

17-608.

(a) (1) IN THIS SUBSECTION, "HANDICAP" AND "FAMILIAL STATUS" EACH HAVE THE MEANINGS INDICATED IN THE FEDERAL FAIR HOUSING ACT.

(2) Whether or not acting for monetary gain, a person may not knowingly induce or attempt to induce another person to sell or rent a dwelling or otherwise transfer real estate or knowingly discourage or attempt to discourage another person from buying real estate by:

(1) making representations about the entry or prospective entry into a neighborhood of individuals of a particular race, color, sex, religion, HANDICAP, FAMILIAL STATUS, or national origin;

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

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

- (i) 1. the lowering of property values;
- (ii) 2. a change in the racial, religious, or ethnic character of the block, neighborhood, or area;
- (iii) 3. an increase in criminal or antisocial behavior in the area; or
- (iv) 4. a decline in the quality of schools serving the area.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1995.