

residential housing by any person or group of persons, in order that the peace, health, safety, prosperity and general welfare of all the inhabitants of the State may be protected and insured.

20.

(t) "Restrictive covenants" means any specification limiting the transfer, rental, or lease of any dwelling because of race, color, religion, marital status, SEXUAL ORIENTATION, sex, familial status, disability, or national origin.

(U) "SEXUAL ORIENTATION" MEANS THE IDENTIFICATION OF AN INDIVIDUAL AS TO MALE OR FEMALE, HOMOSEXUALITY, HETEROSEXUALITY, OR BISEXUALITY.

21.

(a) This subtitle does not apply to:

(1) The sale or rental of a single family dwelling, if the dwelling is sold or rented without:

(i) The use of the sales or rental facilities or services of any:

1. Real estate broker, agent, or salesman;
2. Agent of any real estate broker, agent, or salesman;
3. Person in the business of selling or renting dwellings; or
4. Agent of a person in the business of selling or renting

dwellings; or

(ii) The publication, posting, or mailing, after notice, of any advertisement or written notice in violation of this subtitle; and

(2) With respect to discrimination on the basis of [either] sex, SEXUAL ORIENTATION, or marital status:

(i) The rental of rooms in any dwelling, if the owner maintains the dwelling as the owner's principal residence; or

(ii) The rental of any apartment in a dwelling that contains no more than 5 rental units, if the owner maintains the dwelling as the owner's principal residence.

22.

(a) Except as provided in § 21 of this subtitle, it is unlawful:

(1) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, disability, marital status, familial status, SEXUAL ORIENTATION, or national origin;

(2) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in