

SENATE BILL 24

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(PRE-FILED)

6lr0602
CF 6lr0736

By: **Senator Simonaire**

Requested: August 20, 2015

Introduced and read first time: January 13, 2016

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Discrimination in Housing – Military Status**

3 FOR the purpose of establishing that it is the policy of the State to provide for fair housing
4 to all, regardless of military status; prohibiting certain discriminatory acts relating
5 to the sale or rental of a dwelling because of a person’s military status; prohibiting a
6 person from discriminating in certain residential real estate–related transactions
7 because of a person’s military status; defining “military status”; and generally
8 relating to discrimination in housing.

9 BY renumbering

10 Article – State Government
11 Section 20–701(i)
12 to be Section 20–701(j)
13 Annotated Code of Maryland
14 (2014 Replacement Volume and 2015 Supplement)

15 BY adding to

16 Article – State Government
17 Section 20–701(i)
18 Annotated Code of Maryland
19 (2014 Replacement Volume and 2015 Supplement)

20 BY repealing and reenacting, with amendments,

21 Article – State Government
22 Section 20–702(a), 20–705, and 20–707
23 Annotated Code of Maryland
24 (2014 Replacement Volume and 2015 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
2 That Section(s) 20–701(i) of Article – State Government of the Annotated Code of Maryland
3 be renumbered to be Section(s) 20–701(j).

4 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
5 as follows:

6 **Article – State Government**

7 20–701.

8 **(I) “MILITARY STATUS” MEANS THE STATUS OF BEING:**

9 **(1) AN ACTIVE DUTY MEMBER OF THE ARMED FORCES OF THE UNITED**
10 **STATES; OR**

11 **(2) A VETERAN WHO RECEIVED AN HONORABLE OR GENERAL**
12 **ADMINISTRATIVE DISCHARGE FROM ACTIVE DUTY WITH THE ARMED FORCES OF THE**
13 **UNITED STATES.**

14 20–702.

15 **(a) It is the policy of the State:**

16 **(1) to provide for fair housing throughout the State to all, regardless of**
17 **race, color, religion, sex, familial status, national origin, marital status, MILITARY**
18 **STATUS, sexual orientation, gender identity, or disability; and**

19 **(2) to that end, to prohibit discriminatory practices with respect to**
20 **residential housing by any person, in order to protect and insure the peace, health, safety,**
21 **prosperity, and general welfare of all.**

22 20–705.

23 Except as provided in §§ 20–703 and 20–704 of this subtitle, a person may not:

24 **(1) refuse to sell or rent after the making of a bona fide offer, refuse to**
25 **negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any**
26 **person because of race, color, religion, sex, disability, marital status, familial status,**
27 **MILITARY STATUS, sexual orientation, gender identity, or national origin;**

28 **(2) discriminate against any person in the terms, conditions, or privileges**
29 **of the sale or rental of a dwelling, or in the provision of services or facilities in connection**
30 **with the sale or rental of a dwelling, because of race, color, religion, sex, disability, marital**
31 **status, familial status, MILITARY STATUS, sexual orientation, gender identity, or national**
32 **origin;**

1 (3) make, print, or publish, or cause to be made, printed, or published, any
2 notice, statement, or advertisement with respect to the sale or rental of a dwelling that
3 indicates any preference, limitation, or discrimination based on race, color, religion, sex,
4 disability, marital status, familial status, **MILITARY STATUS**, sexual orientation, gender
5 identity, or national origin, or an intention to make any preference, limitation, or
6 discrimination;

7 (4) represent to any person, because of race, color, religion, sex, disability,
8 marital status, familial status, **MILITARY STATUS**, sexual orientation, gender identity, or
9 national origin, that any dwelling is not available for inspection, sale, or rental when the
10 dwelling is available; or

11 (5) for profit, induce or attempt to induce any person to sell or rent any
12 dwelling by representations regarding the entry or prospective entry into the neighborhood
13 of a person of a particular race, color, religion, sex, disability, marital status, familial status,
14 **MILITARY STATUS**, sexual orientation, gender identity, or national origin.

15 20–707.

16 (a) In this section, “residential real estate–related transaction” means:

17 (1) the making or purchasing of loans or providing other financial
18 assistance:

19 (i) for purchasing, constructing, improving, repairing, or
20 maintaining a dwelling; or

21 (ii) secured by residential real estate; or

22 (2) the selling, brokering, or appraising of residential real property.

23 (b) (1) A person whose business includes engaging in residential real
24 estate–related transactions may not discriminate against any person in making available
25 a transaction, or in the terms or conditions of a transaction, because of race, color, religion,
26 sex, disability, marital status, familial status, **MILITARY STATUS**, sexual orientation,
27 gender identity, or national origin.

28 (2) Paragraph (1) of this subsection does not prohibit a person engaged in
29 the business of furnishing appraisals of real property from taking into consideration factors
30 other than race, color, religion, sex, disability, marital status, familial status, **MILITARY**
31 **STATUS**, sexual orientation, gender identity, or national origin.

32 (c) A person may not, because of race, color, religion, sex, disability, marital
33 status, familial status, **MILITARY STATUS**, sexual orientation, gender identity, or national
34 origin:

1 (1) deny a person access to, or membership or participation in, a
2 multiple-listing service, real estate brokers' organization, or other service, organization, or
3 facility relating to the business of selling or renting dwellings; or

4 (2) discriminate against a person in the terms or conditions of membership
5 or participation.

6 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
7 October 1, 2016.