



Senate Bill 274 – Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect

Position: Support

Maryland REALTORS® supports SB 274, to codify previous federal standards on disparate impact and affirmatively furthering fair housing into state law.

The federal Affirmatively Furthering Fair Housing Rule recognized that even practices which are neutral on their face can result in disparate impacts and outcomes for individuals based upon their race, ethnicity, or other protected classes. REALTORS® nationally have supported federal guidelines to address these practices, while also providing some relief when active efforts to avoid discrimination cannot be overcome by a legitimate business reason.

Maryland REALTORS® supported 2021's HB 90, which required the Department of Housing and Community Development to provide reports to the General Assembly and the Governor on efforts to administer programs that affirmatively further fair housing and prohibit the Department from taking any action that is inconsistent with affirmatively furthering fair housing. We see this bill as a continuation of that important work.

REALTORS® are committed to actively fighting discrimination in their communities and providing every potential homeowner with access to the home of their choice in the neighborhood of their choice. We ask for your support of SB 274.

For more information contact
lisa.may@mdrealtor.org or christa.mcgee@mdrealtor.org