

# SENATE BILL 24

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(PRE-FILED)

6lr0602

CF 6lr0736

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By: Senator Simonaire

Requested: August 20, 2015

Introduced and read first time: January 13, 2016

Assigned to: Judicial Proceedings

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## 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)

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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;

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:

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.

(2) Paragraph (1) of this subsection does not prohibit a person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, disability, marital status, familial status, **MILITARY 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:

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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.