



# State of Maryland Commission on Civil Rights

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## **House Bill 606 – Real Property - New Home Sales - Entry of Final Sale Price in Multiple Listing Service Position: Support**

Dear Chairperson Korman, Vice Chairperson Boyce, and Members of the House Environment & Transportation Committee:

The Maryland Commission on Civil Rights (“MCCR”; “The Commission”) is the State agency responsible for enforcing Maryland’s laws prohibiting discrimination in employment, housing, public accommodations, state contracts, commercial leasing, and health services based on race, color, religion, sex, age, national origin, marital status, familial status, sexual orientation, gender identity, genetic information, physical and mental disability, source of income, and military status.

House Bill 606 requires a developer, builder, broker, or real estate agent to enter the final sale price of a new home within 30 days of the sale into a “multiple listing service” or similarly accessible database used by real estate professionals to facilitate the sale of real property, including market evaluations and appraisals.

The Task Force on Property Appraisal and Valuation Equity – charged with helping to “ensure that governmental oversight and industry standards and practices further valuation equity” – recommended HB606 in its final report.

Currently, there is no uniform requirement in Maryland for newly constructed and sold homes to be included in multiple listing services. As a result, many home appraisals come back undervaluing a property. While this bill is simple in construction, it will have a profound impact by making sure that home appraisers have the necessary data to take into consideration new construction within and around communities. This, in turn, will ensure that homebuyers receive a fair and equitable appraisal for the largest investment they will make in their lifetime.

For these reasons, the Maryland Commission on Civil Rights urges a favorable vote on HB606. Thank you for your time and consideration of the information contained in this letter. MCCR looks forward to the continued opportunity to work with you to promote and improve fair housing and civil rights in Maryland.

*“Our vision is to have a State that is free from any trace of unlawful discrimination.”*

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