

# HOUSE BILL No. 5546

December 21, 2001, Introduced by Reps. Spade, Raczkowski, Wojno, Hale, Rich Brown, Hansen, Murphy, Bovin, Daniels, Zelenko, Callahan, Plakas, Dennis, Sheltroun, Bernero, Bisbee, Mans, Mead, Anderson, Pumford, Vander Roest, Pappageorge, Julian, Toy, Richardville, Meyer, Jamnick, Tabor, Quarles, Clark, DeRossett and Bogardus and referred to the Committee on Commerce.

A bill to amend 1976 PA 220, entitled  
"Persons with disabilities civil rights act,"  
by amending section 502 (MCL 37.1502), as amended by 1998 PA 20.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Sec. 502. (1) An owner or any other person engaging in a  
2 real estate transaction, or a real estate broker or salesman  
3 shall not, on the basis of a disability of a buyer or renter, of  
4 a person residing in or intending to reside in a dwelling after  
5 it is sold, rented, or made available, or of any person associ-  
6 ated with that buyer or renter, that is unrelated to the  
7 individual's ability to acquire, rent, or maintain property or  
8 use by an individual of adaptive devices or aids:

9       (a) Refuse to engage in a real estate transaction with a  
10 person.

1 (b) Discriminate against a person in the terms, conditions,  
2 or privileges of a real estate transaction or in the furnishing  
3 of facilities or services in connection with a real estate trans-  
4 action INCLUDING INCREASING THE AMOUNT OF RENT CHARGED OR CHARG-  
5 ING MORE THAN OTHER SIMILAR RENTAL UNITS IF THE PERSON HAS OR  
6 ACQUIRES A LEADER DOG OR SERVICE DOG.

7 (c) Refuse to receive or fail to transmit a bona fide offer  
8 to engage in a real estate transaction from a person.

9 (d) Refuse to negotiate for a real estate transaction with a  
10 person.

11 (e) Represent to a person that real property is not avail-  
12 able for inspection, sale, rental, or lease when in fact it is  
13 available, fail to bring a property listing to a person's atten-  
14 tion, refuse to permit a person to inspect real property, or oth-  
15 erwise deny or make real property unavailable to a person.

16 (f) Make, print, circulate, post, or mail or cause to be  
17 made or published a statement, advertisement, or sign, or use a  
18 form of application for a real estate transaction, or make a  
19 record of inquiry in connection with a prospective real estate  
20 transaction, which indicates, directly or indirectly, an intent  
21 to make a limitation, specification, or discrimination with  
22 respect to a real estate transaction.

23 (g) Offer, solicit, accept, use, or retain a listing of real  
24 property with the understanding that a person may be discrimi-  
25 nated against in a real estate transaction or in the furnishing  
26 of facilities or services in connection with a real estate  
27 transaction.

1       (h) Discriminate against a person in the brokering or  
2 appraising of real property.

3       (2) A person shall not deny a person access to or membership  
4 or participation in a multiple listing service, real estate  
5 brokers' organization or other service, organization, or facility  
6 relating to the business of selling or renting real property, or  
7 discriminate against a person in the terms or conditions of that  
8 access, membership, or participation.