

# HOUSE BILL No. 4223

February 13, 2003, Introduced by Reps. Spade, Farrah, LaJoy, Plakas, Adamini, Vander Veen, Brown, Condino and Bieda 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~~ **another** person  
2 engaging in a real estate transaction, or a real estate broker or  
3 salesman shall not, on the basis of a disability of a buyer or  
4 renter, of a person residing in or intending to reside in a  
5 dwelling after it is sold, rented, or made available, or of ~~any~~  
6 a person associated with that buyer or renter, that is unrelated  
7 to the individual's ability to acquire, rent, or maintain  
8 property or use by an individual of adaptive devices or aids:

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

11       (b) Discriminate against a person in the terms, conditions,

1 or privileges of a real estate transaction or in the furnishing  
2 of facilities or services in connection with a real estate  
3 transaction **including increasing the amount of rent charged or**  
4 **charging more than other similar rental units if the person has**  
5 **or acquires a leader dog or service dog.**

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

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

10 (e) Represent to a person that real property is not available  
11 for inspection, sale, rental, or lease when in fact it is  
12 available, fail to bring a property listing to a person's  
13 attention, refuse to permit a person to inspect real property, or  
14 otherwise deny or make real property unavailable to a person.

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

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

27 (h) Discriminate against a person in the brokering or

1 appraising of real property.

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