

# SENATE BILL NO. 687

December 10, 2019, Introduced by Senators IRWIN, BRINKS, GEISS, ALEXANDER, CHANG, MCMORROW, ANANICH, BAYER and MOSS and referred to the Committee on Local Government.

A bill to amend 1976 PA 453, entitled "Elliott-Larsen civil rights act," by amending the title and section 502 (MCL 37.2502), the title as amended by 1992 PA 258 and section 502 as amended by 1992 PA 124.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1 TITLE  
2 An act to define civil rights; to prohibit discriminatory  
3 practices, policies, and customs in the exercise of those rights

1 based upon religion, race, color, national origin, age, sex,  
2 height, weight, familial status, ~~or~~ marital status, **or source of**  
3 **income**; to preserve the confidentiality of records regarding  
4 arrest, detention, or other disposition in which a conviction does  
5 not result; to prescribe the powers and duties of the civil rights  
6 commission and the department of civil rights; to provide remedies  
7 and penalties; to provide for fees; and to repeal ~~certain~~ acts and  
8 parts of acts.

9       Sec. 502. (1) A person engaging in a real estate transaction,  
10 or a real estate broker or ~~salesman~~, **salesperson**, shall not on the  
11 basis of religion, race, color, national origin, age, sex, familial  
12 status, ~~or~~ marital status, **or source of income** of a person or a  
13 person residing with that person **do any of the following**:

14       (a) Refuse to engage in a real estate transaction with a  
15 person.

16       (b) Discriminate against a person in the terms, conditions, or  
17 privileges of a real estate transaction or in the furnishing of  
18 facilities or services in connection with a real estate  
19 transaction.

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

22       (d) Refuse to negotiate for a real estate transaction with a  
23 person.

24       (e) Represent to a person that real property is not available  
25 for inspection, sale, rental, or lease when in fact it is so  
26 available, or knowingly fail to bring a property listing to a  
27 person's attention, or refuse to permit a person to inspect real  
28 property, or otherwise make unavailable or deny real property to a  
29 person.

1 (f) Make, print, circulate, post, mail, or otherwise cause to  
2 be made or published a statement, advertisement, notice, or sign,  
3 or use a form of application for a real estate transaction, or make  
4 a record of inquiry in connection with a prospective real estate  
5 transaction, ~~which~~**that** indicates, directly or indirectly, an  
6 intent to make a preference, limitation, specification, or  
7 discrimination with respect to the real estate transaction.

8 (g) Offer, solicit, accept, use, or retain a listing of real  
9 property with the understanding that a person may be discriminated  
10 against in a real estate transaction or in the furnishing of  
11 facilities or services in connection ~~therewith~~**with that**  
12 **transaction.**

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

15 (2) A person shall not deny a person access to, or membership  
16 or participation in, a multiple listing service, real estate  
17 brokers' organization or other service, organization, or facility  
18 relating to the business of selling or renting real property or to  
19 discriminate against him or her in the terms or conditions of that  
20 access, membership, or participation because of religion, race,  
21 color, national origin, age, sex, familial status, ~~or~~ marital  
22 status, **or source of income.**

23 (3) This section is subject to section 503.

24 **(4) As used in this section, subject to subdivision (d),**  
25 **"source of income" means any lawful source of money paid directly**  
26 **or indirectly to, or on behalf of, a renter or buyer of housing,**  
27 **including, but not limited to, sources of money described in**  
28 **subdivisions (a) to (c), as follows:**

29 **(a) Money derived from any lawful profession or occupation.**

1           (b) Money derived from any contract, agreement, loan, or  
2 settlement; from any court order, such as court-ordered child  
3 support or alimony; from any gift or bequest; or from any annuity  
4 or life insurance policy.

5           (c) Money derived from any benefit or subsidy program,  
6 including, but not limited to, any housing assistance, such as  
7 Housing Choice Vouchers, Veterans Affairs Supportive Housing (VASH)  
8 Vouchers, or any other form of housing assistance payment or credit  
9 whether or not paid or attributed directly to a landlord; public  
10 assistance; emergency rental assistance; veterans benefit; Social  
11 Security or other retirement program; supplemental security income;  
12 or other program administered by any federal, state, or local  
13 agency or nonprofit entity.

14           (d) Source of income does not include income derived in an  
15 illegal manner.