

# HOUSE BILL NO. 4063

February 01, 2023, Introduced by Reps. Morgan, Conlin, Hoskins, Miller, Wilson, Martus, Churches, Coffia, MacDonell, Hill, Andrews, Rheingans, Wegela, Hood, McFall, Mentzer, Rogers, Hope, Brabec, Young, Paiz, Byrnes and Dievendorf and referred to the Committee on Judiciary.

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  
4 based upon religion, race, color, national origin, age, sex,

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

8       Sec. 502. (1) A person engaging in a real estate transaction,  
9 or a real estate broker or ~~salesman~~, **salesperson**, shall not on the  
10 basis of religion, race, color, national origin, age, sex, familial  
11 status, ~~or~~ marital status, **or source of income** of a ~~person~~ **an**  
12 **individual** or a ~~person~~ **anyone** residing with that ~~person~~ **individual**  
13 **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~~**the person** in the terms or  
20 conditions of that access, membership, or participation because of  
21 religion, race, color, national origin, age, sex, familial status,  
22 ~~or~~ marital status, **or source of income.**

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

24 **(4) As used in this section, "source of income" includes**  
25 **benefits or subsidy programs including housing assistance, public**  
26 **assistance, emergency rental assistance, veterans benefits, Social**  
27 **Security, supplemental security income or other retirement**  
28 **programs, and other programs administered by any federal, state,**  
29 **local, or nonprofit entity. The term does not include income**

1 derived in an illegal manner.