# HOUSE BILL NO. 336

# INTRODUCED BY DRISCOLL

# BY REQUEST OF THE DEPARTMENT OF LABOR AND INDUSTRY

## IN THE HOUSE

- JANUARY 21, 1989 INTRODUCED AND REFERRED TO COMMITTEE ON JUDICIARY.
- JANUARY 23, 1989 FIRST READING.
- FEBRUARY 11, 1989 COMMITTEE RECOMMEND BILL DO PASS AS AMENDED. REPORT ADOPTED.
- FEBRUARY 13, 1989 PRINTING REPORT.
- FEBRUARY 14, 1989 SECOND READING, DO PASS.
- FEBRUARY 15, 1989 ENGROSSING REPORT.
- FEBRUARY 16, 1989 THIRD READING, PASSED. AYES, 69; NOES, 29.

TRANSMITTED TO SENATE.

IN THE SENATE

FEBRUARY 17, 1989

INTRODUCED AND REFERRED TO COMMITTEE ON STATE ADMINISTRATION.

FIRST READING.

- MARCH 17, 1989 COMMITTEE RECOMMEND BILL BE CONCURRED IN AS AMENDED. REPORT ADOPTED.
- MARCH 20, 1989 SECOND READING, CONCURRED IN AS AMENDED.
- MARCH 22, 1989 THIRD READING, CONCURRED IN. AYES, 33; NOES, 16.

RETURNED TO HOUSE WITH AMEND' 'NTS.

IN THE HOUSE

MARCH 30, 1989

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RECEIVED FROM SENATE.

SECOND READING, AMENDMENTS CONCURRED IN.

MARCH 31, 1989 THIRD READING, AMENDMENTS CONCURRED IN.

SENT TO ENROLLING.

REPORTED CORRECTLY ENROLLED.

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LC 0389/01

House BILL NO. 336 INTRODUCED BY BY REQUEST OF THE DEPARTMENT OF LABOR AND INDUSTRY A BILL FOR AN ACT ENTITLED: "AN ACT TO PROHIBIT DISCRIMINATION IN HOUSING AGAINST PERSONS OR FAMILIES WITH CHILDREN; AND AMENDING SECTION 49-2-305, MCA." WHEREAS, Article II, section 4, of the Montana Constitution prohibits discrimination by the state or any person, firm, corporation, or institution against any person on account of social condition; and WHEREAS, Article II, section 15, of the Montana Constitution confers upon children the same rights as those conferred upon adults, with the exception of rights precluded by laws that enhance the protection of persons under 18 years of age; and

18 WHEREAS, persons or families with children have been 19 denied housing opportunities for reasons unrelated to public 20 safety, public health, or the protection of children.

21 THEREFORE, it is appropriate that the Legislature enact 22 a law to enhance the protection of children by prohibiting 23 the denial of housing to persons or families with children. 24

25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:



1 Section 1. Section 49-2-305, MCA, is amended to read: 2 "49-2-305. Discrimination in housing. (1) Except when 3 the distinction is based on reasonable grounds, it is an 4 unlawful discriminatory practice for the owner, lessee, 5 manager, or other person having the right to sell, lease, or 6 rent a housing accommodation or improved or unimproved 7 property:

8 (a) to refuse to sell, lease, or rent the housing
9 accommodation or property to a person because of sex, race,
10 creed, religion, color, age, physical or mental handicap, or
11 national origin;

(b) to discriminate against a person because of sex,
race, creed, religion, age, physical or mental handicap,
color, or national origin in a term, condition, or privilege
relating to the use, sale, lease, or rental of the housing
accommodation or property;

17 (c) to make a written or oral inquiry or record of the 18 sex, race, creed, religion, age, physical or mental 19 handicap, color, or national origin of a person seeking to 20 buy, lease, or rent the housing accommodation or property; 21 or

(d) to refuse to negotiate for a sale or to make a
housing accommodation or property unavailable because of
sex, race, creed, religion, age, physical or mental
handicap, color, or national origin.

INTRODUCED BILL -7-HB 331

### LC 0389/01

(2) A private residence designed for single-family 1 occupancy in which sleeping space is rented to quests and in 2 3 which the landlord also resides is excluded from the 4 provisions of subsection (1).

5 (3) It is also an unlawful discriminatory practice to 6 make, print, or publish or cause to be made, printed, or published any notice, statement, or advertisement that 7 indicates any preference, limitation, or discrimination that 8 9 is prohibited by subsection (1) or any intention to make or 10 have such a preference, limitation, or discrimination.

11 (4) The prohibitions of this section against discrimination because of age extend to persons or families 12 with a child or children except with respect to housing 13 provided under any state or federal program specifically 14 15 designed and operated to assist elderly persons, as defined in the state or federal program, or to housing for older 16 17 persons. "Housing for older persons" means housing communities consisting of housing units intended for and 18 occupied by: 19

(a) at least one person 55 years of age or older in 20 21 90% of the units, and providing significant facilities and 22 services specifically designed to meet the physical or 23 social needs of older persons; or 24

(b) persons 62 years of age or older only."

25 NEW SECTION. Section 2. Extension of authority. Any LC 0389/01

- existing authority to make rules on the subject of the 1
- provisions of [this act] is extended to the provisions of 2
- [this act]. 3

-End-

-3-

#### 51st Legislature

#### HB 0336/02

### APPROVED BY COMMITTEE ON JUDICIARY

1	HOUSE BILL NO. 336
2	INTRODUCED BY DRISCOLL
3	BY REQUEST OF THE DEPARTMENT OF LABOR AND INDUSTRY
4	
5	A BILL FOR AN ACT ENTITLED: "AN ACT TO PROHIBIT
6	DISCRIMINATION IN HOUSING AGAINST PERSONS OR FAMILIES WITH
7	CHILDREN; AND AMENDING SECTION 49-2-305, MCA."
8	
9	WHEREAS, Article II, section 4, of the Montana
10	Constitution prohibits discrimination by the state or any
11	person, firm, corporation, or institution against any person
12	on account of social condition; and
13	WHEREAS, Article II, section 15, of the Montana
14	Constitution confers upon children the same rights as those
.15	conferred upon adults, with the exception of rights
16	precluded by laws that enhance the protection of persons
17	under 18 years of age; and
18	WHEREAS, persons or families with children have been
19	denied housing opportunities for reasons unrelated to public
20	safety, public health, or the protection of children.
21	THEREFORE, it is appropriate that the Legislature enact
22	a law to enhance the protection of children by prohibiting
23	the denial of housing to persons or families with children.
24	

25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:



1 Section 1. Section 49-2-305, MCA, is amended to read: 2 "49-2-305. Discrimination in housing. (1) Except when 3 the distinction is based on reasonable grounds, it is an 4 unlawful discriminatory practice for the owner, lessee, 5 manager, or other person having the right to sell, lease, or 6 rent a housing accommodation or improved or unimproved 7 property:

8 (a) to refuse to sell, lease, or rent the housing
9 accommodation or property to a person because of sex, race,
10 creed, religion, color, age, <u>FAMILIAL STATUS</u>, physical or
11 mental handicap, or national origin;

(b) to discriminate against a person because of sex,
race, creed, religion, age, <u>FAMILIAL STATUS</u>, physical or
mental handicap, color, or national origin in a term,
condition, or privilege relating to the use, sale, lease, or
rental of the housing accommodation or property;

(c) to make a written or oral inquiry or record of the
sex, race, creed, religion, age, physical or mental
handicap, color, or national origin of a person seeking to
buy, lease, or rent the housing accommodation or property;
or

(d) to refuse to negotiate for a sale or to make a
housing accommodation or property unavailable because of
sex, race, creed, religion, age, <u>FAMILIAL STATUS</u>, physical
or mental handicap, color, or national origin.

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HB 336

SECOND READING

(2) A private residence designed for single-family
 occupancy in which sleeping space is rented to guests and in
 which the landlord also resides is excluded from the
 provisions of subsection (1).

5 (3) It is also an unlawful discriminatory practice to 6 make, print, or publish or cause to be made, printed, or 7 published any notice, statement, or advertisement that 8 indicates any preference, limitation, or discrimination that 9 is prohibited by subsection (1) or any intention to make or 10 have such a preference, limitation, or discrimination.

11 (4)--The---prohibitions---of---this---section---against 12 discrimination--because-of-age-extend-to-persons-or-families with-a-child-or-children--except--with--respect--to--housing 13 14 provided--under--any--state--or-federal-program-specifically 15 designed-and-operated-to-assist-elderly-persons7-as--defined 16 in--the--state--or--federal-programy-or-to-housing-for-older 17 persons --- "Housing--for---older---persons"---means --- housing 18 communities--consisting--of--housing--units-intended-for-and 19 occupied-by: 20 (a)--at-least-one-person-55-years-of-age--or--older--in 21 90%--of--the-units7-and-providing-significant-facilities-and 22 services-specifically--designed--to--meet--the--physical--or

23 social-needs-of-older-persons;-or

- 24 (b)--persons-62-years-of-age-or-older-only-
- 25 (4) THE PROHIBITIONS OF THIS SECTION AGAINST

HB 0336/02

1	DISCRIMINATION BECAUSE OF FAMILIAL STATUS DO NOT EXTEND TO
2	HOUSING FOR OLDER PERSONS. "HOUSING FOR OLDER PERSONS"
3	MEANS HOUSING:
4	(A) PROVIDED UNDER ANY STATE OR FEDERAL PROGRAM
5	SPECIFICALLY DESIGNED AND OPERATED TO ASSIST ELDERLY
6	PERSONS;
7	(B) INTENDED FOR, AND SOLELY OCCUPIED BY, PERSONS 62
8	YEARS OF AGE OR OLDER; OR
9	(C) INTENDED AND OPERATED FOR OCCUPANCY BY AT LEAST
10	ONE PERSON 55 YEARS OF AGE OR OLDER PER UNIT IN ACCORDANCE
11	WITH THE PROVISIONS OF 42 U.S.C. 3605(B)(2)(C) AND (3) AND
12	24 C.F.R. 100.304, AS THOSE SECTIONS READ ON [THE EFFECTIVE
13	DATE OF THIS ACT].
14	(5) FOR PURPOSES OF THIS SECTION, "FAMILIAL STATUS"
15	MEANS HAVING A CHILD OR CHILDREN WHO LIVE OR WILL LIVE WITH
16	A PERSON. A DISTINCTION BASED ON FAMILIAL STATUS INCLUDES
17	ONE THAT IS BASED ON THE AGE OF A CHILD OR CHILDREN WHO LIVE
18	OR WILL LIVE WITH A PERSON."
19	NEW SECTION. Section 2. Extension of authority. Any
20	existing authority to make rules on the subject of the
21	provisions of [this act] is extended to the provisions of
22	[this act].

-End-

HB 336

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1	HOUSE BILL NO. 336	1
2	INTRODUCED BY DRISCOLL	2
3	BY REQUEST OF THE DEPARTMENT OF LABOR AND INDUSTRY	3
4		4
5	A BILL FOR AN ACT ENTITLED: "AN ACT TO PROHIBIT	5
6	DISCRIMINATION IN HOUSING AGAINST PERSONS OR FAMILIES WITH	6
7	CHILDREN; AND AMENDING SECTION 49-2-305, MCA."	7
8		8
9	WHEREAS, Article II, section 4, of the Montana	9
10	Constitution prohibits discrimination by the state or any	10
11	person, firm, corporation, or institution against any person	11
12	on account of social condition; and	12
13	WHEREAS, Article II, section 15, of the Montana	13
14	Constitution confers upon children the same rights as those	14
.15	conferred upon adults, with the exception of rights	15
16	precluded by laws that enhance the protection of persons	16
17	under 18 years of age; and	17
18	WHEREAS, persons or families with children have been	18
19	denied housing opportunities for reasons unrelated to public	19
20	safety, public health, or the protection of children.	20
21	THEREFORE, it is appropriate that the Legislature enact	21
22	a law to enhance the protection of children by prohibiting	22
23	the denial of housing to persons or families with children.	23
24		24
25	BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:	25
	٨	

Linoncana Legislative Council

**Section 1.** Section 49-2-305, MCA, is amended to read: **\*49-2-305.** Discrimination in housing. (1) Except when the distinction is based on reasonable grounds, it is an unlawful discriminatory practice for the owner, lessee, manager, or other person having the right to sell, lease, or rent a housing accommodation or improved or unimproved property:

8 (a) to refuse to sell, lease, or rent the housing 9 accommodation or property to a person because of sex, race, 10 creed, religion, color, age, <u>FAMILIAL STATUS</u>, physical or 11 mental handicap, or national origin;

(b) to discriminate against a person because of sex,
race, creed, religion, age, <u>FAMILIAL STATUS</u>, physical or
mental handicap, color, or national origin in a term,
condition, or privilege relating to the use, sale, lease, or
rental of the housing accommodation or property;

17 (c) to make a written or oral inquiry or record of the
18 sex, race, creed, religion, age, physical or mental
19 handicap, color, or national origin of a person seeking to
20 buy, lease, or rent the housing accommodation or property;
21 or

(d) to refuse to negotiate for a sale or to make a
housing accommodation or property unavailable because of
sex, race, creed, religion, age, <u>FAMILIAL STATUS</u>, physical
or mental handicap, color, or national origin.

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HB 336

HB 0336/02

HB 336

(2) A private residence designed for single-family 1 2 occupancy in which sleeping space is rented to quests and in 3 which the landlord also resides is excluded from the provisions of subsection (1). 4

5 (3) It is also an unlawful discriminatory practice to make, print, or publish or cause to be made, printed, or 6 7 published any notice, statement, or advertisement that 8 indicates any preference, limitation, or discrimination that is prohibited by subsection (1) or any intention to make or 9 10 have such a preference, limitation, or discrimination.

11 t4)--The---prohibitions---of---this---section---against discrimination--because-of-age-extend-to-persons-or-families 12 13 with-a-child-or-children--except--with--respect--to--housing 14 provided--under--any--state--or-federal-program-specifically 15 designed-and-operated-to-assist-elderly-persons--as--defined in--the--state--or--federal-program,-or-to-housing-for-older 16 17 persons --- Housing -- for --- older --- persons --- means --- housing 18 communities--consisting--of--housing--units-intended-for-and 19 occupied-by: 20 ta)--at-least-one-person-55-years-of-age--or--older--in 21 98%--of--the-units--and-providing-significant-facilities-and 22 services-specifically--designed--to--meet--the--physical--or

23

24

social-needs-of-older-persons;-or

- tbt--persons-62-years-of-age-or-older-only.
- 25 (4) THE PROHIBITIONS OF THIS SECTION AGAINST

-3-

HB 0336/02

T	DISCRIMINATION BECAUSE OF FAMILIAL STATUS DO NOT EXTEND TO
2	HOUSING FOR OLDER PERSONS. "HOUSING FOR OLDER PERSONS"
3	MEANS HOUSING:
4	(A) PROVIDED UNDER ANY STATE OR FEDERAL PROGRAM
5	SPECIFICALLY DESIGNED AND OPERATED TO ASSIST ELDERLY
6	PERSONS;
7	(B) INTENDED FOR, AND SOLELY OCCUPIED BY, PERSONS 62
8	YEARS OF AGE OR OLDER; OR
9	(C) INTENDED AND OPERATED FOR OCCUPANCY BY AT LEAST
10	ONE PERSON 55 YEARS OF AGE OR OLDER PER UNIT IN ACCORDANCE
11	WITH THE PROVISIONS OF 42 U.S.C. 3605(B)(2)(C) AND (3) AND
12	24 C.F.R. 100.304, AS THOSE SECTIONS READ ON [THE EFFECTIVE
13	DATE OF THIS ACT].
14	(5) FOR PURPOSES OF THIS SECTION, "FAMILIAL STATUS"
15	MEANS HAVING A CHILD OR CHILDREN WHO LIVE OR WILL LIVE WITH
16	A PERSON. A DISTINCTION BASED ON FAMILIAL STATUS INCLUDES
17	ONE THAT IS BASED ON THE AGE OF A CHILD OR CHILDREN WHO LIVE
18	OR WILL LIVE WITH A PERSON."
19	NEW SECTION. Section 2. Extension of authority. Any
20	existing authority to make rules on the subject of the
21	provisions of [this act] is extended to the provisions of
22	[this act].

-End-

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HB 336

#### SENATE STANDING COMMITTEE REPORT

page 1 of 2 Narch 17, 1989

#### MR. PRESIDENT:

We, your committee on State Administration, having had under consideration HB 336 (third reading copy -- blue), respectfully report that HB 336 be amended and as so amended be concurred in:

Sponsor: Driscoll (Lynch)

1. Page 4, line 1. Following: "<u>BECAUSE OF</u>" Insert: "age and"

2. Page 4, line 14.

- Following: line 13
- Insert: "(5) The prohibitions of this section against discrimination because of age and familial status do not extend to any single-family house sold or rented by a private individual owner unless:

(a) the private individual owner owns

more than three single-family houses at any one time;

(b) in the case of the sale of a single-family house by a private individual owner not residing in the house at the time of sale or who was not the most recent resident of the house prior to sale, the owner has sold one or more other single-family houses in the previous 24-month period;

(c) the owner is not a bona fide private individual owner;

(d) the owner owns an interest in or title or any right to all or a portion of the proceeds from the sale or rental of more than three single-family houses at any one time, including any interest that has been made or reserved on his behalf under any express or voluntary agreement;

(e) the owner sells or rents the house with the use in any manner of:

(1) the sales or rental facilities or services of any real estate broker, agent, or salesperson;

(ii) the facilities or services of any person in the business of selling or renting dwellings; or

(111) any employee or agent of the broker, agent, salesperson, or person; or

(f) the owner sells or rents the house with the publication, posting, or mailing of an advertisement or written notice.

SENATE COMMITTEE ON STATE ADMINISTRATION, HB 336 page 2 of 2

(6) Nothing in subsection (5) prohibits the use of attorneys, escrow agents, abstractors, title companies, or other professional assistance necessary to perfect or transfer title.

(7) The prohibitions of this section against discrimination because of age and familial status do not extend to rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other if the owner actually maintains and occupies one of the living quarters as his residence."

Renumber: subsequent subsection.

AND AS AMENDED BE CONCURRED IN

Signed: Farrell, Chairman William E. Farrell, Chairman

March 20, 1989 3:00 pm

Mr. Chairman: I move to amend HB 336 (third reading copy -- blue) as follows:

1. Amend the Senate Committee on State Administration amendments to HB 336 (third reading copy -- blue) dated March 17, 1989, as follows:

Strike: Amendment No. 2. Insert: "2. Page 4. Following: line 13 Insert: "(5) The p

Insert: "(5) The prohibitions of this section against discrimination because of age and familial status does not extend to rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than two families living independently of each other, if the owner actually maintains and occupies one of the living quarters as his residence." Renumber: subsequent subsection<sup>66</sup>



Signed Senator Walker

SENATE HB 334

## 51st Legislature

HB 0336/04

HOUSE BILL NO. 336 1 INTRODUCED BY DRISCOLL 2 BY REQUEST OF THE DEPARTMENT OF LABOR AND INDUSTRY 3 4 A BILL FOR AN ACT ENTITLED: "AN ACT PROHIBIT TO 5 DISCRIMINATION IN HOUSING AGAINST PERSONS OR FAMILIES WITH 6 CHILDREN; AND AMENDING SECTION 49-2-305, MCA." 7 8 WHEREAS, Article II, section 4, of the Montana 9 Constitution prohibits discrimination by the state or any 10 person, firm, corporation, or institution against any person 11 on account of social condition; and 12 WHEREAS, Article II, section 15, of the Montana 13 Constitution confers upon children the same rights as those 14 conferred upon adults, with the exception of rights 15 precluded by laws that enhance the protection of persons 16 under 18 years of age; and 17

WHEREAS, persons or families with children have been 18 denied housing opportunities for reasons unrelated to public 19 safety, public health, or the protection of children. 20

THEREFORE, it is appropriate that the Legislature enact 21 a law to enhance the protection of children by prohibiting 22 the denial of housing to persons or families with children. 23 24

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA: 25

Nontana Legislative Council

Section 1. Section 49-2-305, MCA, is amended to read: 1 2 "49-2-305, Discrimination in housing, (1) Except when the distinction is based on reasonable grounds, it is an 3 4 unlawful discriminatory practice for the owner, lessee, manager, or other person having the right to sell, lease, or 5 6 rent a housing accommodation or improved or unimproved 7 property:

(a) to refuse to sell, lease, or rent the housing 8 9 accommodation or property to a person because of sex, race, 10 creed, religion, color, age, FAMILIAL STATUS, physical or mental handicap, or national origin; 11

12 (b) to discriminate against a person because of sex, race, creed, religion, age, FAMILIAL STATUS, physical or 13 mental handicap, color, or national origin in a term, 14 15 condition, or privilege relating to the use, sale, lease, or rental of the housing accommodation or property; 16

(c) to make a written or oral inquiry or record of the 17 sex, race, creed, religion, age, physical or mental 18 handicap, color, or national origin of a person seeking to 19 buy, lease, or rent the housing accommodation or property; 20 21 or

22 (d) to refuse to negotiate for a sale or to make a housing accommodation or property unavailable because of 23 sex, race, creed, religion, age, FAMILIAL STATUS, physical 24 or mental handicap, color, or national origin. 25

> CORRECTED -2-REFERENCE BILL

AS AMENDED

## HB 0336/04

1	(2) A private residence designed for single-family
2	occupancy in which sleeping space is rented to guests and in
3	which the landlord also resides is excluded from the
4	provisions of subsection (1).
5	(3) It is also an unlawful discriminatory practice to
6	make, print, or publish or cause to be made, printed, or
7	published any notice, statement, or advertisement that
8	indicates any preference, limitation, or discrimination that
9	is prohibited by subsection (1) or any intention to make or
10	have such a preference, limitation, or discrimination.
11	<u>t4}Theprohibitionsofthissectionagainst</u>
12	discriminationbecause-of-age-extend-to-persons-or-families
13	with-s-child-or-childrenexceptwithrespecttohousing
14	providedunderanystateor-federal-program-specifically
15	designed-and-operated-to-assist-elderly-persons,-asdefined
16	inthestateorfederal-program7-or-to-housing-for-older
17	personsHousingforolderpersonsmeanshousing
18	communitiesconsistingofhousingunits-intended-for-and

- 19 occupied-by:
- 20 <u>faj--at-least-one-person-55-years-of-age--or--older--in</u>
- 21 904--of--the-units7-and-providing-significant-facilities-and
- 22 services-specifically-designed-to-meet-the-physical-or
- 23 social-needs-of-older-persons;-or
- 24 <u>{b}--persons-62-years-of-age-or-older-only-</u>
- 25 (4) THE PROHIBITIONS OF THIS SECTION AGAINST

1	DISCRIMINATION BECAUSE OF AGE AND FAMILIAL STATUS DO NOT
2	EXTEND TO HOUSING FOR OLDER PERSONS. "HOUSING FOR OLDER
3	PERSONS" MEANS HOUSING:
4	(A) PROVIDED UNDER ANY STATE OR FEDERAL PROGRAM
5	SPECIFICALLY DESIGNED AND OPERATED TO ASSIST ELDERLY
6	PERSONS;
7	(B) INTENDED FOR, AND SOLELY OCCUPIED BY, PERSONS 62
8	YEARS OF AGE OR OLDER; OR
9	(C) INTENDED AND OPERATED FOR OCCUPANCY BY AT LEAST
10	ONE PERSON 55 YEARS OF AGE OR OLDER PER UNIT IN ACCORDANCE
11	WITH THE PROVISIONS OF 42 U.S.C. 3605(B)(2)(C) AND (3) AND
12	24 C.F.R. 100.304, AS THOSE SECTIONS READ ON [THE EFFECTIVE
13	DATE OF THIS ACT].
14	(5) THE PROHIBITIONS OF THIS SECTION AGAINST
15	DISCRIMINATION BECAUSE OF AGE AND FAMILIAL STATUS DO NOT
16	EXTEND TO ROOMS OR UNITS IN DWELLINGS CONTAINING LIVING
17	QUARTERS OCCUPIED OR INTENDED TO BE OCCUPIED BY NO MORE THAN
18	TWO FAMILIES LIVING INDEPENDENTLY OF EACH OTHER, IF THE
19	OWNER ACTUALLY MAINTAINS AND OCCUPIES ONE OF THE LIVING
20	QUARTERS AS HIS RESIDENCE.
21	<del>{5}TheProhibitionsOPThisSectionAgainst</del>
22	DISCRIMINATIONBECAUSEOPAGEAND-PAMILIAL-STATUS-DO-NOT
23	EXTEND-TO-ANYSINGLE-PAMILY-HOUSE-SOLD-ORRELTED-BYA
24	PRIVATE-INDIVIDUAL-OWNER-UNLESS:
25	(A)THEPRIVATE-INDIVIDUAL-OWNER OWNS MORE THAN-THREE

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HB 336

HB 336

1	SINGLE-PAMILY-HOUSES-AT-ANY-ONE-TIME7
2	<u>tB}IN-THB-EASE-OP-THE-SALE-OP-ASINGLE-PAMILYHOUSE</u>
3	BYAPRIVATE-INDIVIDUAL-OWNER-NOT-RESIDING-IN-THE-HOUSE-AT
4	THE-TIME-OP-SALE-OR-WHO-WAS-NOT-THE-MOST-RECENT-RESIDENTOP
5	THEHOUSEPRIORTOSALE;THE-OWNER-HAS-SOLD-ONE-OR-MORE
6	OTHER-SINGLE-PAMILY-HOUSES-IN-THE-PREVIOUS-24-MONTHPERIOD;
7	tet
8	<del>OWNER;</del>
9	tD)THE-OWNER-OWNS-AN-INTERESTINORTITLEORANY
10	RIGHTTOALL-OR-A-PORTION-OF-THE-PROCEEDS-PROM-THE-SALE-OR
11	RENTAL-OF-MORE-THAN-THREE-SINGLE-FAMILY-HOUSESATANYONE
12	TIME7INCLUDING-ANY-INTEREST-THAT-HAS-BEEN-MADE-OR-RESERVED
13	ON-HIS-BEHALF-UNDER-ANY-EXPRESS-OR-VOLUNTARY-AGREEMENT?
14	<u>{E}THE-OWNER-SELLS-OR-RENTS-THE-HOUSE-WITH-THE-USE-IN</u>
15	ANY-MANNER-OP:
16	ti)THE-SALES-OR-RENTAL-PACILITIES-OR-SERVICES-OPANY
17	REAL-ESTATE-BROKER, -AGENT, -OR-SALESPERSON,
18	<u>{!!}-THEPACILITIESORSERVICES-OF-ANY-PERSON-IN-THE</u>
19	BUSINESS-OP-SELLING-OR-RENTING-DWELLINGS;-OR
20	<u> </u>
21	SALESPERSON7-OR-PERSON7-OR-
22	<u>{P}THEOWNERSELLSORRENTS</u> THEHOUSEWITH-THE
23	PUBLICATION7-POSTING7-ORMAILINGOFANADVERTISEMENTOR
24	WRITTEN-NOTICE-
25	<u> </u>

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1	ATTORNEYS7-ESCROW-AGENTS7-ABSTRACTORS7-TITLECOMPANIES7OR
2	OTHERPROPESSIONALASSISTANCENECESSARYTOPERFECTOR
3	TRANSPER-TITLE:
4	(7)THEPROHIBITIONSOPTHISSECTIONAGAINST
5	DISCRIMINATIONBECAUSEOPAGEAND-FAMILIAL-STATUS-DO-NOT
6	EXTEND-TO-ROOMS-ORUNITSINDWELLINGSCONTAININGLIVING
7	QUARTERS-OCCUPIED-OR-INTENDED-TO-BE-OCCUPIED-BY-NO-MORE-THAN
8	FOURFAMILIESLIVINGINDEPENDENTLYOF-EACH-OTHER-IF-THE
9	OWNER-ACTUALLY-MAINTAINS-ANDOCCUPIESONEOFTHELIVING
10	QUARTERS-AS-HIS-RESIDENCE-
11	<pre>t5;t6;t5;(6) FOR PURPOSES OF THIS SECTION, "FAMILIAL</pre>
12	STATUS" MEANS HAVING A CHILD OR CHILDREN WHO LIVE OR WILL
13	LIVE WITH A PERSON. A DISTINCTION BASED ON FAMILIAL STATUS
14	INCLUDES ONE THAT IS BASED ON THE AGE OF A CHILD OR CHILDREN
15	WHO LIVE OR WILL LIVE WITH A PERSON."
16	NEW SECTION. Section 2. Extension of authority. Any
17	existing authority to make rules on the subject of the
18	provisions of [this act] is extended to the provisions of
19	[this act].

-End-

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