

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Bill No. CB-075-2023

Chapter No. 56

Proposed and Presented by Council Members Franklin, Hawkins, and Harrison

Introduced by Council Members Franklin, Harrison, Hawkins, Watson, Ivey, Dernoga,
Fisher, Blegay, Olson, Burroughs and Oriadha

Co-Sponsors _____

Date of Introduction October 10, 2023

BILL

1 AN ACT concerning

2 The Real Estate Appraisal Bias Ban of 2023

3 For the purpose of clarifying that there is a ban on real estate appraisal bias in Prince George’s
4 County and directing the Office of Human Rights to publicize its enforcement of the ban on real
5 estate appraisal bias in Prince George’s County.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 2. ADMINISTRATION

8 Section 2-186,

9 Prince George’s County Code

10 (2019 Edition; 2022 Supplement).

11 BY repealing and reenacting with amendments:

12 SUBTITLE 2. GENERAL PROVISIONS

13 Section 2-211,

14 Prince George’s County Code

15 (2019 Edition; 2022 Supplement)

16 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
17 Maryland, that Section 2-186 of the Prince George's County Code be and the same is hereby
18 repealed and reenacted with amendments:

19 **SUBTITLE 2. ADMINISTRATION.**

20 **DIVISION 12. OFFICE OF HUMAN RIGHTS.**

SUBDIVISION 1. GENERAL PROVISIONS.

Sec. 2-186. Definitions.

(2) **Aggrieved Person** shall mean any person who:

(A) Claims to have been injured by discrimination as defined in Section 2-186(a)([5]6) of this Subtitle; or

(B) Believes that such person will be injured by discrimination that is about to occur.

* * * * *

(24) **Residential real estate-related transaction** shall mean any of the following:

(A) The making or purchasing of loans or providing other financial assistance—

(i) for purchasing, constructing, improving, repairing, or maintaining a dwelling; or

(ii) secured by residential real estate[.]; or

(B) the selling, brokering, or appraising of residential real property.

* * * * *

(25) **Respondent** shall mean:

(A) the person or other entity accused in a complaint of a violation under this Division.

(B) person or any other entity identified during an investigation of a complaint and joined as an additional or substitute respondent.

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SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 2-211 of the Prince George's County Code be and the same is hereby repealed and reenacted with amendments:

SUBTITLE 2. ADMINISTRATION.

DIVISION 12. OFFICE OF HUMAN RIGHTS.

SUBDIVISION 5. PROHIBITED ACTS IN HOUSING AND RESIDENTIAL REAL ESTATE.

Sec. 2-211. Discrimination in Housing and Residential Real Estate-Related Transactions.

(a) It shall be unlawful for any person or other entity whose business includes engaging in

1 residential real estate-related transactions to discriminate against any person in making available
2 such a transaction, or in the terms or conditions of such a transaction because of discrimination
3 as enumerated in Section 2-210(a)(1). Real estate appraisal, the process used to determine,
4 analyze, or assess the value of real property, is a residential real estate-related transaction under
5 this section.

6 * * * * *

7 SECTION 3. BE IT FURTHER ENACTED that those found in violation of this Act shall
8 be reported in writing by the County Office of Human Rights to the U.S. Department of Housing
9 and Urban Development Office of Fair Housing and Equal Opportunity, the U.S. Department of
10 Justice Civil Rights Division, and the Maryland Office of the Attorney General Civil Rights
11 Division for further potential action.

12 SECTION 4. BE IT FURTHER ENACTED that by January 1, 2024, the County Office of
13 Human Rights shall engage in a public awareness campaign to inform residents about the
14 prohibition against real estate appraisal bias and give direction about how to file a claim with the
15 County Office of Human Rights for real estate appraisal bias.

16 SECTION 5. BE IT FURTHER ENACTED that the provisions of this Act are hereby
17 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
18 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
19 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
20 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
21 Act, since the same would have been enacted without the incorporation in this Act of any such
22 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
23 or section.

24 SECTION 6. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
25 calendar days after it becomes law.

Adopted this 7th day of November, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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