

HOUSE BILL NO. 4548

June 04, 2025, Introduced by Reps. Arbit and Steckloff and referred to Committee on Government Operations.

A bill to amend 1976 PA 453, entitled
"Elliott-Larsen civil rights act,"
by amending the title and sections 102, 103, 202, 203, 204, 205,
206, 207, 209, 210, 301, 302, 302a, 402, 502, 504, 505, 506, and
507 (MCL 37.2102, 37.2103, 37.2202, 37.2203, 37.2204, 37.2205,
37.2206, 37.2207, 37.2209, 37.2210, 37.2301, 37.2302, 37.2302a,
37.2402, 37.2502, 37.2504, 37.2505, 37.2506, and 37.2507), the
title and sections 102, 203, 204, 205, 206, 207, 209, 301, 302,
302a, 402, 504, 505, and 506 as amended by 2023 PA 6, section 103

as amended by 2023 PA 45, section 202 as amended by 2023 PA 31, and section 502 as amended by 2024 PA 180.

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, **ethnicity**, color, national origin, age,
5 sex, sexual orientation, gender identity or expression, height,
6 weight, familial status, or marital status; to preserve the
7 confidentiality of records regarding arrest, detention, or other
8 disposition in which a conviction does not result; to prescribe the
9 powers and duties of the civil rights commission and the department
10 of civil rights; to provide remedies and penalties; to provide for
11 fees; and to repeal ~~certain~~ acts and parts of acts.

12 Sec. 102. (1) The opportunity to obtain employment, housing
13 and other real estate, and the full and equal utilization of public
14 accommodations, public service, and educational facilities without
15 discrimination because of religion, race, **ethnicity**, color,
16 national origin, age, sex, sexual orientation, gender identity or
17 expression, height, weight, familial status, or marital status as
18 prohibited by this act, is recognized and declared to be a civil
19 right.

20 (2) This section does not prevent an individual from bringing
21 or continuing an action arising out of sex discrimination before
22 July 18, 1980 for a claim based on conduct similar to or identical
23 to harassment.

24 (3) This section does not prevent an individual from bringing
25 or continuing an action arising out of discrimination based on
26 familial status before June 29, 1992 for a claim based on conduct

1 similar to or identical to discrimination because of the age of
2 anyone residing with the individual bringing or continuing the
3 action.

4 Sec. 103. As used in this act:

5 (a) "Age" means chronological age except as otherwise provided
6 by law.

7 (b) "Commission" means the civil rights commission established
8 by section 29 of article V of the state constitution of 1963.

9 (c) "Commissioner" means a member of the commission.

10 (d) "Department" means the department of civil rights or its
11 employees.

12 (e) "Ethnicity" means a grouping of people who identify with
13 each other on the basis of shared attributes such as common
14 traditions, culture, religion, ancestry, nationality, language,
15 history, or social treatment.

16 (f) Subject to subparagraphs (xiii) and (xiv), discrimination
17 because of ethnicity includes, but is not limited to,
18 discriminatory conduct or communication motivated in whole or in
19 part by antisemitism. As used in this subdivision, "antisemitism"
20 means a perception of Jews that may be expressed in any of the ways
21 described in subparagraphs (i) to (xii) as follows:

22 (i) Hatred of Jews.

23 (ii) Severe disparagement of Jews or Jewish culture.

24 (iii) Rhetorical, violent, or physical anti-Jewish
25 manifestations directed against Jews or their property or Jewish
26 community institutions and religious facilities.

27 (iv) Demanding, aiding, or justifying the killing or harming of
28 Jews in the name of a radical ideology or an extremist view of
29 religion.

1 (v) Making mendacious, dehumanizing, demonizing, or
2 stereotypical allegations about Jews as such or the power of Jews
3 as a collective, including, but not limited to, the myth about a
4 world Jewish conspiracy or of Jews controlling the media, economy,
5 government, or other societal institutions.

6 (vi) Accusing Jews as being collectively responsible for any
7 real or perceived wrongdoing committed by a single Jewish
8 individual or group, or non-Jews.

9 (vii) Denying the fact, scope, mechanisms, or intentionality of
10 the genocide of Jews committed by Nazi Germany, which is known as
11 the Holocaust.

12 (viii) Accusing Jews collectively, or the State of Israel, of
13 inventing or exaggerating the Holocaust.

14 (ix) Singling out Jews collectively as being ineligible to
15 fulfill their right to political self-determination or state
16 sovereignty under the charter of the United Nations.

17 (x) Accusing Jews, whether singularly or collectively, as
18 being more loyal to Israel, or the alleged priorities of Jews
19 worldwide, than to the interests of the people of this state, or to
20 the interests of the people of the United States.

21 (xi) Demanding a behavior of the State of Israel that is not
22 expected or demanded of other democratic nations.

23 (xii) Blaming Jews of this state or the United States, whether
24 singularly or collectively, as being in whole or in part
25 responsible for any real or perceived wrongdoing committed by the
26 State of Israel.

27 (xiii) Discrimination because of ethnicity in the form of
28 antisemitism does not include criticism of the State of Israel
29 similar to that leveled against any other country, nation, state,

1 or government.

2 (xiv) A finding of discrimination because of ethnicity in the
3 form of antisemitism does not preclude a finding of discrimination
4 on another basis such as religion, race, color, or national origin.

5 (g) ~~(e)~~—"Familial status" means 1 or more individuals under
6 the age of 18 residing with a parent or other person having custody
7 or in the process of securing legal custody of the individual or
8 individuals or residing with the designee of the parent or other
9 person having or securing custody, with the written permission of
10 the parent or other person. For purposes of this definition,
11 "parent" includes an individual who is pregnant.

12 (h) ~~(f)~~—"Gender identity or expression" means having or being
13 perceived as having a gender-related self-identity or expression
14 whether or not associated with an individual's assigned sex at
15 birth.

16 (i) "Jews" means individuals who practice Judaism or possess
17 Jewish heritage.

18 (j) ~~(g)~~—"National origin" includes the national origin of an
19 ancestor.

20 (k) ~~(h)~~—"Person" means an individual, agent, association,
21 corporation, joint apprenticeship committee, joint stock company,
22 labor organization, legal representative, mutual company,
23 partnership, receiver, trust, trustee in bankruptcy, unincorporated
24 organization, this state or a political subdivision of this state
25 or an agency of this state, or any other legal or commercial
26 entity.

27 (l) ~~(i)~~—"Political subdivision" means a county, city, village,
28 township, school district, or special district or authority of this
29 state.

(m) ~~(j)~~ "Race" is inclusive of traits historically associated with race, including, but not limited to, hair texture and protective hairstyles. For purposes of this definition, "protective hairstyles" includes, but is not limited to, such hairstyles as braids, locks, and twists.

(n) ~~(k)~~ Discrimination because of sex includes sexual harassment. Sexual harassment means unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct or communication of a sexual nature under the following conditions:

(i) Submission to the conduct or communication is made a term or condition either explicitly or implicitly to obtain employment, public accommodations or public services, education, or housing.

(ii) Submission to or rejection of the conduct or communication by an individual is used as a factor in decisions affecting the individual's employment, public accommodations or public services, education, or housing.

(iii) The conduct or communication has the purpose or effect of substantially interfering with an individual's employment, public accommodations or public services, education, or housing, or creating an intimidating, hostile, or offensive employment, public accommodations, public services, educational, or housing environment.

(o) ~~(l)~~ "Sexual orientation" means having an orientation for heterosexuality, homosexuality, or bisexuality or having a history of such an orientation or being identified with such an orientation.

Sec. 202. (1) An employer shall not do any of the following:

(a) Fail or refuse to hire or recruit, discharge, or otherwise discriminate against an individual with respect to employment,

1 compensation, or a term, condition, or privilege of employment,
2 because of religion, race, **ethnicity**, color, national origin, age,
3 sex, sexual orientation, gender identity or expression, height,
4 weight, or marital status.

5 (b) Limit, segregate, or classify an employee or applicant for
6 employment in a way that deprives or tends to deprive the employee
7 or applicant of an employment opportunity or otherwise adversely
8 affects the status of the employee or applicant because of
9 religion, race, **ethnicity**, color, national origin, age, sex, sexual
10 orientation, gender identity or expression, height, weight, or
11 marital status.

12 (c) Segregate, classify, or otherwise discriminate against an
13 individual on the basis of sex with respect to a term, condition,
14 or privilege of employment, including, but not limited to, a
15 benefit plan or system.

16 (d) Treat an individual affected by pregnancy, childbirth, the
17 termination of a pregnancy, or a related medical condition
18 differently for any employment-related purpose from another
19 individual who is not so affected but similar in ability or
20 inability to work, without regard to the source of any condition
21 affecting the other individual's ability or inability to work.

22 (2) This section does not prohibit the establishment or
23 implementation of a bona fide retirement policy or system that is
24 not a subterfuge to evade the purposes of this section.

25 (3) This section does not apply to the employment of an
26 individual by the individual's parent, spouse, or child.

27 Sec. 203. An employment agency shall not fail or refuse to
28 procure, refer, recruit, or place for employment, or otherwise
29 discriminate against, an individual because of religion, race,

1 **ethnicity**, color, national origin, age, sex, sexual orientation,
2 gender identity or expression, height, weight, or marital status;
3 or classify or refer for employment an individual on the basis of
4 religion, race, **ethnicity**, color, national origin, age, sex, sexual
5 orientation, gender identity or expression, height, weight, or
6 marital status.

7 Sec. 204. A labor organization shall not do any of the
8 following:

9 (a) Exclude or expel from membership, or otherwise
10 discriminate against, a member or applicant for membership because
11 of religion, race, **ethnicity**, color, national origin, age, sex,
12 sexual orientation, gender identity or expression, height, weight,
13 or marital status.

14 (b) Limit, segregate, or classify membership or applicants for
15 membership, or classify or fail or refuse to refer for employment
16 an individual in a way that would deprive or tend to deprive that
17 individual of an employment opportunity, or that would limit an
18 employment opportunity, or that would adversely affect wages,
19 hours, or employment conditions, or otherwise adversely affect the
20 status of an employee or an applicant for employment, because of
21 religion, race, **ethnicity**, color, national origin, age, sex, sexual
22 orientation, gender identity or expression, height, weight, or
23 marital status.

24 (c) Cause or attempt to cause an employer to violate this
25 article.

26 (d) Fail to fairly and adequately represent a member in a
27 grievance process because of religion, race, **ethnicity**, color,
28 national origin, age, sex, sexual orientation, gender identity or
29 expression, height, weight, or marital status.

1 Sec. 205. An employer, labor organization, or joint labor-
2 management committee controlling an apprenticeship, on the job, or
3 other training or retraining program, shall not discriminate
4 against an individual because of religion, race, **ethnicity**, color,
5 national origin, age, sex, sexual orientation, gender identity or
6 expression, height, weight, or marital status, in admission to, or
7 employment or continuation in, a program established to provide
8 apprenticeship on the job, or other training or retraining.

9 Sec. 206. (1) An employer, labor organization, or employment
10 agency shall not print, circulate, post, mail, or otherwise cause
11 to be published a statement, advertisement, notice, or sign
12 relating to employment by the employer, or relating to membership
13 in or a classification or referral for employment by the labor
14 organization, or relating to a classification or referral for
15 employment by the employment agency, that indicates a preference,
16 limitation, specification, or discrimination, based on religion,
17 race, **ethnicity**, color, national origin, age, sex, sexual
18 orientation, gender identity or expression, height, weight, or
19 marital status.

20 (2) Except as permitted by rules promulgated by the commission
21 or by applicable federal law, an employer or employment agency
22 shall not do any of the following:

23 (a) Make or use a written or oral inquiry or form of
24 application that elicits or attempts to elicit information
25 concerning the religion, race, **ethnicity**, color, national origin,
26 age, sex, sexual orientation, gender identity or expression,
27 height, weight, or marital status of a prospective employee.

28 (b) Make or keep a record of information described in
29 subdivision (a) or disclose that information.

1 (c) Make or use a written or oral inquiry or form of
2 application that expresses a preference, limitation, specification,
3 or discrimination based on religion, race, **ethnicity**, color,
4 national origin, age, sex, sexual orientation, gender identity or
5 expression, height, weight, or marital status of a prospective
6 employee.

7 Sec. 207. An individual seeking employment shall not publish
8 or cause to be published a notice or advertisement that specifies
9 or indicates the individual's religion, race, **ethnicity**, color,
10 national origin, age, sex, sexual orientation, gender identity or
11 expression, height, weight, or marital status, or expresses a
12 preference, specification, limitation, or discrimination as to the
13 religion, race, **ethnicity**, color, national origin, age, height,
14 weight, sex, sexual orientation, gender identity or expression, or
15 marital status of a prospective employer.

16 Sec. 209. A contract to which this state, a political
17 subdivision, or an agency of this state or of a political
18 subdivision is a party must contain a covenant by the contractor
19 and the contractor's subcontractors not to discriminate against an
20 employee or applicant for employment with respect to hire, tenure,
21 terms, conditions, or privileges of employment, or a matter
22 directly or indirectly related to employment, because of race,
23 **ethnicity**, color, religion, national origin, age, sex, sexual
24 orientation, gender identity or expression, height, weight, or
25 marital status. Breach of this covenant may be regarded as a
26 material breach of the contract.

27 Sec. 210. A person subject to this article may adopt and carry
28 out a plan to eliminate present effects of past discriminatory
29 practices or assure equal opportunity with respect to religion,

1 race, **ethnicity**, color, national origin, or sex if the plan is
2 filed with the commission under rules of the commission and the
3 commission approves the plan.

4 Sec. 301. As used in this article:

5 (a) "Place of public accommodation" means a business, or an
6 educational, refreshment, entertainment, recreation, health, or
7 transportation facility, or institution of any kind, whether
8 licensed or not, whose goods, services, facilities, privileges,
9 advantages, or accommodations are extended, offered, sold, or
10 otherwise made available to the public. Place of public
11 accommodation also includes the facilities of the following private
12 clubs:

13 (i) A country club or golf club.

14 (ii) A boating or yachting club.

15 (iii) A sports or athletic club.

16 (iv) A dining club, except a dining club that in good faith
17 limits its membership to the members of a particular religion for
18 the purpose of furthering the teachings or principles of that
19 religion and not for the purpose of excluding individuals of a
20 particular sex, race, **ethnicity**, or color.

21 (b) "Public service" means a public facility, department,
22 agency, board, or commission, owned, operated, or managed by or on
23 behalf of this state, a political subdivision, or an agency of this
24 state or of a political subdivision or a tax exempt private agency
25 established to provide service to the public, except that public
26 service does not include a state or county correctional facility
27 with respect to actions and decisions regarding an individual
28 serving a sentence of imprisonment.

29 Sec. 302. Except where permitted by law, a person shall not do

1 any of the following:

2 (a) Deny an individual the full and equal enjoyment of the
3 goods, services, facilities, privileges, advantages, or
4 accommodations of a place of public accommodation or public service
5 because of religion, race, **ethnicity**, color, national origin, age,
6 sex, sexual orientation, gender identity or expression, or marital
7 status.

8 (b) Print, circulate, post, mail, or otherwise cause to be
9 published a statement, advertisement, notice, or sign that
10 indicates that the full and equal enjoyment of the goods, services,
11 facilities, privileges, advantages, or accommodations of a place of
12 public accommodation or public service will be refused, withheld
13 from, or denied an individual because of religion, race, **ethnicity**,
14 color, national origin, age, sex, sexual orientation, gender
15 identity or expression, or marital status, or that an individual's
16 patronage of or presence at a place of public accommodation is
17 objectionable, unwelcome, unacceptable, or undesirable because of
18 religion, race, **ethnicity**, color, national origin, age, sex, sexual
19 orientation, gender identity or expression, or marital status.

20 Sec. 302a. (1) This section applies to a private club that is
21 defined as a place of public accommodation under section 301(a).

22 (2) If a private club allows use of its facilities by 1 or
23 more adults per membership, the use must be equally available to
24 all adults entitled to use the facilities under the membership. All
25 classes of membership must be available without regard to race,
26 **ethnicity**, color, sex, sexual orientation, gender identity or
27 expression, religion, marital status, or national origin.
28 Memberships that permit use during restricted times may be allowed
29 only if the restricted times apply to all adults using that

1 membership.

2 (3) A private club that has food or beverage facilities or
3 services shall allow equal access to those facilities and services
4 for all adults in all membership categories at all times. This
5 subsection does not require service or access to facilities to
6 persons that would violate any law or ordinance regarding sale,
7 consumption, or regulation of alcoholic beverages.

8 (4) This section does not prohibit a private club from
9 sponsoring or permitting sports schools or leagues for children
10 less than 18 years of age that are limited by age or to members of
11 1 sex, if comparable and equally convenient access to the club's
12 facilities is made available to both sexes and if these activities
13 are not used as a subterfuge to evade the purposes of this article.

14 Sec. 402. An educational institution shall not do any of the
15 following:

16 (a) Discriminate against an individual in the full utilization
17 of or benefit from the institution, or the services, activities, or
18 programs provided by the institution because of religion, race,
19 **ethnicity**, color, national origin, sex, sexual orientation, or
20 gender identity or expression.

21 (b) Exclude, expel, limit, or otherwise discriminate against
22 an individual seeking admission as a student or an individual
23 enrolled as a student in the terms, conditions, or privileges of
24 the institution, because of religion, race, **ethnicity**, color,
25 national origin, sex, sexual orientation, or gender identity or
26 expression.

27 (c) For purposes of admission only, make or use a written or
28 oral inquiry or form of application that elicits or attempts to
29 elicit information concerning the religion, race, **ethnicity**, color,

1 national origin, age, sex, sexual orientation, gender identity or
2 expression, or marital status of an individual, except as permitted
3 by rule of the commission or as required by federal law, rule, or
4 regulation, or pursuant to an affirmative action program.

5 (d) Print or publish or cause to be printed or published a
6 catalog, notice, or advertisement indicating a preference,
7 limitation, specification, or discrimination based on the religion,
8 race, **ethnicity**, color, national origin, sex, sexual orientation,
9 or gender identity or expression, of an applicant for admission to
10 the educational institution.

11 (e) Announce or follow a policy of denial or limitation
12 through a quota or otherwise of educational opportunities of a
13 group or its members because of religion, race, **ethnicity**, color,
14 national origin, sex, sexual orientation, or gender identity or
15 expression.

16 Sec. 502. (1) A person engaging in a real estate transaction,
17 or a real estate broker or salesperson, shall not on the basis of
18 religion, race, **ethnicity**, color, national origin, age, sex, sexual
19 orientation, gender identity or expression, familial status, or
20 marital status of an individual or anyone residing with that
21 individual do any of the following:

22 (a) Refuse to engage in a real estate transaction with a
23 person.

24 (b) Discriminate against a person in the terms, conditions, or
25 privileges of a real estate transaction or in the furnishing of
26 facilities or services in connection with a real estate
27 transaction.

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

1 (d) Refuse to negotiate for a real estate transaction with a
2 person.

3 (e) Represent to a person that real property is not available
4 for inspection, sale, rental, or lease when in fact it is so
5 available, or knowingly fail to bring a property listing to a
6 person's attention, or refuse to permit a person to inspect real
7 property, or otherwise make unavailable or deny real property to a
8 person.

9 (f) Make, print, circulate, post, mail, or otherwise cause to
10 be made or published a statement, advertisement, notice, or sign,
11 or use a form of application for a real estate transaction, or make
12 a record of inquiry in connection with a prospective real estate
13 transaction, that indicates, directly or indirectly, an intent to
14 make a preference, limitation, specification, or discrimination
15 with respect to the real estate transaction.

16 (g) Offer, solicit, accept, use, or retain a listing of real
17 property with the understanding that a person may be discriminated
18 against in a real estate transaction or in the furnishing of
19 facilities or services in connection with that transaction.

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

22 (2) A person shall not deny a person access to, or membership
23 or participation in, a multiple listing service, real estate
24 brokers' organization or other service, organization, or facility
25 relating to the business of selling or renting real property or
26 discriminate against the person in the terms or conditions of that
27 access, membership, or participation because of religion, race,
28 **ethnicity**, color, national origin, age, sex, sexual orientation,
29 gender identity or expression, familial status, or marital status.

1 (3) A person that is a landlord of a rental unit shall not,
2 based on the source of income of an otherwise eligible prospective
3 or current tenant, do any of the following:

4 (a) Deny or terminate a tenancy to the prospective or current
5 tenant.

6 (b) Make any distinction, discrimination, or restriction
7 against the prospective or current tenant in the price, terms,
8 conditions, fees, or privileges relating to the rental, lease, or
9 occupancy of a rental unit or in the furnishing of any facilities
10 or services in connection with the rental, lease, or occupancy of
11 the rental unit.

12 (c) Otherwise make unavailable or deny any rental unit to the
13 prospective or current tenant if the prospective or current tenant
14 would be eligible to rent the rental unit but for the individual's
15 source of income.

16 (d) Represent to the prospective tenant that a rental unit is
17 not available for inspection, rental, or lease when in fact it is
18 so available, or knowingly fail to bring a rental listing to the
19 prospective tenant's attention, or refuse to permit the prospective
20 tenant to inspect a rental unit.

21 (e) Make any distinction, discrimination, or restriction
22 against the prospective or current tenant in the price, terms,
23 conditions, fees, or privileges relating to the rental, lease, or
24 occupancy of any rental unit on the basis of the prospective or
25 current tenant's use of emergency rental assistance.

26 (f) If the person is a landlord that requires a prospective or
27 current tenant to have a certain threshold level of income, exclude
28 any source of income in the form of a rent voucher or subsidy when
29 calculating whether the income criteria have been met. This

1 subdivision does not apply to emergency rental assistance.

2 (g) Attempt to discourage the rental or lease of any rental
3 unit to the prospective or current tenant.

4 (h) Publish, circulate, display, or cause to be published,
5 circulated, or displayed any communication, notice, advertisement,
6 or sign of any kind relating to the rental or lease of any rental
7 unit that indicates a preference, limitation, or requirement based
8 on any source of income.

9 (i) Assist, induce, incite, or coerce another person to commit
10 an act or engage in a practice that violates this subsection.

11 (j) Coerce, intimidate, threaten, or interfere with any person
12 in the exercise or enjoyment of, or on account of the person having
13 exercised or enjoyed or having aided or encouraged any other person
14 in the exercise or enjoyment of, any right granted or protected
15 under this subsection.

16 (4) Subsection (3) does not apply to a person if the person,
17 including all related entities to that person, is a landlord of
18 fewer than 5 rental units in this state. As used in this
19 subsection:

20 (a) "Person" means an individual, partnership, corporation,
21 association, limited liability company, or any other legal entity.

22 (b) "Related entity" means a person that, directly or
23 indirectly, controls, is controlled by, or is under common control
24 with another person.

25 (5) This section is subject to section 503.

26 (6) As used in this section, "landlord", "tenant", and "rental
27 unit" mean those terms as defined in section 1 of 1972 PA 348, MCL
28 554.601.

29 Sec. 504. (1) A person to whom application is made for

1 financial assistance or financing in connection with a real estate
2 transaction or in connection with the construction, rehabilitation,
3 repair, maintenance, or improvement of real property, or a
4 representative of that person, shall not do any of the following:

5 (a) Discriminate against the applicant because of the
6 religion, race, **ethnicity**, color, national origin, age, sex, sexual
7 orientation, gender identity or expression, familial status, or
8 marital status of the applicant or an individual residing with the
9 applicant.

10 (b) Use a form of application for financial assistance or
11 financing or make or keep a record or inquiry in connection with an
12 application for financial assistance or financing that indicates,
13 directly or indirectly, a preference, limitation, specification, or
14 discrimination as to the religion, race, **ethnicity**, color, national
15 origin, age, sex, sexual orientation, gender identity or
16 expression, familial status, or marital status of the applicant or
17 an individual residing with the applicant.

18 (2) A person whose business includes engaging in real estate
19 transactions shall not discriminate against a person because of
20 religion, race, **ethnicity**, color, national origin, age, sex, sexual
21 orientation, gender identity or expression, familial status, or
22 marital status, in purchasing loans for acquiring, constructing,
23 improving, repairing, or maintaining a dwelling or in making or
24 purchasing loans or providing other financial assistance secured by
25 residential real estate.

26 (3) Subsection (1)(b) does not apply to a form of application
27 for financial assistance prescribed for the use of a lender
28 regulated as a mortgagee under the national housing act, 12 USC
29 1701 to 1750g, or by a regulatory board or officer acting under the

1 statutory authority of this state or the United States.

2 Sec. 505. (1) A condition, restriction, or prohibition,
3 including a right of entry or possibility of reverter, that
4 directly or indirectly limits the use or occupancy of real property
5 on the basis of religion, race, **ethnicity**, color, national origin,
6 age, sex, sexual orientation, gender identity or expression,
7 familial status, or marital status is void, except a limitation of
8 use as provided in section 503(1)(c) or on the basis of religion
9 relating to real property held by a religious institution or
10 organization, or by a religious or charitable organization
11 operated, supervised, or controlled by a religious institution or
12 organization, and used for religious or charitable purposes.

13 (2) A person shall not insert in a written instrument relating
14 to real property a provision that is void under this section or
15 honor such a provision in the chain of title.

16 Sec. 506. A person shall not represent, for the purpose of
17 inducing a real estate transaction from which the person may
18 benefit financially, that a change has occurred or will or may
19 occur in the composition with respect to religion, race, **ethnicity**,
20 color, national origin, age, sex, sexual orientation, gender
21 identity or expression, familial status, or marital status of the
22 owners or occupants in the block, neighborhood, or area in which
23 the real property is located, or represent that this change will or
24 may result in the lowering of property values, an increase in
25 criminal or antisocial behavior, or a decline in the quality of
26 schools in the block, neighborhood, or area in which the real
27 property is located.

28 Sec. 507. A person subject to this article may adopt and carry
29 out a plan to eliminate present effects of past discriminatory

1 practices or assure equal opportunity with respect to religion,
2 race, **ethnicity**, color, national origin, or sex if the plan is
3 filed with the commission under rules of the commission and the
4 commission approves the plan.

5 Enacting section 1. This amendatory act takes effect 90 days
6 after the date it is enacted into law.