

**2014 -- H 7393 SUBSTITUTE A**

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LC004149/SUB A  
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**STATE OF RHODE ISLAND**

**IN GENERAL ASSEMBLY**

**JANUARY SESSION, A.D. 2014**

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A N A C T

RELATING TO PROPERTY -- THE RHODE ISLAND FAIR HOUSING PRACTICES ACT

Introduced By: Representatives Malik, Azzinaro, Corvese, Hull, and Gallison

Date Introduced: February 06, 2014

Referred To: House Veterans` Affairs

It is enacted by the General Assembly as follows:

1           SECTION 1. Sections 34-37-1, 34-37-2, 34-37-3, 34-37-4, 34-37-4.3, 34-37-5.2, 34-37-  
2   5.3, 34-37-5.4 and 34-37-9 of the General Laws in Chapter 34-37 entitled "Rhode Island Fair  
3   Housing Practices Act" are hereby amended to read as follows:

4           **34-37-1. Finding and declaration of policy.** -- (a) In the State of Rhode Island and  
5   Providence Plantations, hereinafter referred to as the state, many people are denied equal  
6   opportunity in obtaining housing accommodations and are forced to live in circumscribed areas  
7   because of discriminatory housing practices based upon race, color, religion, sex, sexual  
8   orientation, gender identity or expression, marital status, military status as a veteran with an  
9   honorable discharge or an honorable or general administrative discharge, servicemember in the  
10   Armed Forces, country of ancestral origin, disability, age, familial status, or on the basis that a  
11   tenant or applicant, or a member of the household, is or has been, or is threatened with being, the  
12   victim of domestic abuse, or that the tenant or applicant has obtained, or sought, or is seeking,  
13   relief from any court in the form of a restraining order for protection from domestic abuse. These  
14   practices tend unjustly to condemn large groups of inhabitants to dwell in segregated districts or  
15   under depressed living conditions in crowded, unsanitary, substandard, and unhealthful  
16   accommodations. These conditions breed intergroup tension as well as vice, disease, juvenile  
17   delinquency, and crime; increase the fire hazard; endanger the public health; jeopardize the public  
18   safety, general welfare and good order of the entire state; and impose substantial burdens on the  
19   public revenues for the abatement and relief of conditions so created. These discriminatory and

1 segregative housing practices are inimical to and subvert the basic principles upon which the  
2 colony of Rhode Island and Providence Plantations was founded and upon which the state and the  
3 United States were later established. Discrimination and segregation in housing tend to result in  
4 segregation in our public schools and other public facilities, which is contrary to the policy of the  
5 state and the constitution of the United States. Further, discrimination and segregation in housing  
6 adversely affect urban renewal programs and the growth, progress, and prosperity of the state. In  
7 order to aid in the correction of these evils, it is necessary to safeguard the right of all individuals  
8 to equal opportunity in obtaining housing accommodations free of discrimination.

9 (b) It is hereby declared to be the policy of the state to assure to all individuals regardless  
10 of race, color, religion, sex, sexual orientation, gender identity or expression, marital status,  
11 [military status as a veteran with an honorable discharge or an honorable or general administrative](#)  
12 [discharge, servicemember in the Armed Forces,](#) country of ancestral origin, or disability, age,  
13 familial status, housing status, or those tenants or applicants, or members of a household, who  
14 are, or have been, or are threatened with being, the victims of domestic abuse, or those tenants or  
15 applicants who have obtained, or sought, or are seeking, relief from any court in the form of a  
16 restraining order for protection from domestic abuse, equal opportunity to live in decent, safe,  
17 sanitary, and healthful accommodations anywhere within the state in order that the peace, health,  
18 safety, and general welfare of all the inhabitants of the state may be protected and insured.

19 (c) The practice of discrimination in rental housing based on the potential or actual  
20 tenancy of a person with a minor child, or on the basis that a tenant or applicant, or a member of  
21 the household, is or has been or is threatened with being, the victim of domestic abuse, or that the  
22 tenant or applicant has obtained, or sought, or is seeking, relief from any court in the form of a  
23 restraining order for protection from domestic abuse is declared to be against public policy.

24 (d) This chapter shall be deemed an exercise of the police power of the state for the  
25 protection of the public welfare, prosperity, health, and peace of the people of the state.

26 (e) Nothing in this section shall prevent a landlord from proceeding with eviction action  
27 against a tenant who fails to comply with section 34-18-24(7).

28 **34-37-2. Right to equal housing opportunities -- Civil rights. --** The right of all  
29 individuals in the state to equal housing opportunities and regardless of race, color, religion, sex,  
30 sexual orientation, gender identity or expression, marital status, [military status as a veteran with](#)  
31 [an honorable discharge or an honorable or general administrative discharge, servicemember in the](#)  
32 [Armed Forces,](#) country of ancestral origin, disability, age, familial status, or regardless of the fact  
33 that a tenant or applicant, or a member of the household, is or has been, or is threatened with  
34 being, the victim of domestic abuse, or that the tenant or applicant has obtained, or sought, or is

1 seeking, relief from any court in the form of a restraining order for protection from domestic  
2 abuse, is hereby recognized as, and declared to be, a civil right. Nothing in this section shall  
3 prevent a landlord from proceeding with eviction action against a tenant who fails to comply with  
4 section 34-18-24(7).

5 **34-37-3. Definitions.** -- When used in this chapter:

6 (1) "Age" means anyone over the age of eighteen (18).

7 (2) "Armed forces" means the Army, Navy, Marine Corps, Coast Guard, Merchant  
8 Marines, or Air Force of the United States and the Rhode Island National Guard.

9 ~~(2)~~(3) "Commission" means the Rhode Island commission for human rights created by  
10 section 28-5-8.

11 ~~(3)~~(4) "Disability" means a disability as defined in section 42-87-1.

12 Provided further that the term "disability" does not include current, illegal use of or  
13 addiction to a controlled substance, as defined in 21 U.S.C. section 802.

14 ~~(4)~~(5) "Discriminate" includes segregate, separate, or otherwise differentiate between or  
15 among individuals because of race, color, religion, sex, sexual orientation, gender identity or  
16 expression, marital status, military status as a veteran with an honorable discharge or an  
17 honorable or general administrative discharge, servicemember in the Armed Forces, country of  
18 ancestral origin, disability, age, housing status, or familial status or because of the race, color,  
19 religion, sex, sexual orientation, gender identity or expression, marital status, military status as a  
20 veteran with an honorable discharge or an honorable or general administrative discharge,  
21 servicemember in the Armed Forces, country of ancestral origin, disability, age, housing status, or  
22 familial status of any person with whom they are or may wish to be associated.

23 ~~(5)~~(6) The term "domestic abuse" for the purposes of this chapter shall have the same  
24 meaning as that set forth in section 15-15-1, and include all forms of domestic violence as set  
25 forth in section 12-29-2, except that the domestic abuse need not involve a minor or parties with  
26 minor children.

27 ~~(6)~~(7) (i) "Familial status" means one or more individuals who have not attained the age  
28 of eighteen (18) years being domiciled with:

29 (A) A parent or another person having legal custody of the individual or individuals; or

30 (B) The designee of the parent or other person having the custody, with the written  
31 permission of the parent or other person provided that if the individual is not a relative or legal  
32 dependent of the designee, that the individual shall have been domiciled with the designee for at  
33 least six (6) months.

34 (ii) The protections afforded against discrimination on the basis of familial status shall

1 apply to any person who is pregnant or is in the process of securing legal custody of any  
2 individual who has not attained the age of eighteen (18) years.

3 ~~(7)~~(8) The terms, as used regarding persons with disabilities, "auxiliary aids and  
4 services," "reasonable accommodation," and "reasonable modifications" have the same meaning  
5 as those terms are defined in section 42-87-1.1.

6 ~~(8)~~(9) The term "gender identity or expression" includes a person's actual or perceived  
7 gender, as well as a person's gender identity, gender-related self image, gender-related  
8 appearance, or gender-related expression; whether or not that gender identity, gender-related self  
9 image, gender-related appearance, or gender-related expression is different from that traditionally  
10 associated with the person's sex at birth.

11 ~~(9)~~(10) "Housing accommodation" includes any building or structure or portion of any  
12 building or structure, or any parcel of land, developed or undeveloped, which is occupied or is  
13 intended, designed, or arranged to be occupied, or to be developed for occupancy, as the home or  
14 residence of one or more persons.

15 ~~(10)~~(11) "Otherwise qualified" includes any person with a disability who with respect to  
16 the rental of property, personally or with assistance arranged by the person with a disability, is  
17 capable of performing all the responsibilities of a tenant as contained in section 34-18-24.

18 ~~(11)~~(12) "Owner" includes any person having the right to sell, rent, lease, or manage a  
19 housing accommodation.

20 ~~(12)~~(13) "Person" includes one or more individuals, partnerships, associations,  
21 organizations, corporations, labor organizations, mutual companies, joint stock companies, trusts,  
22 receivers, legal representatives, trustees, other fiduciaries, or real estate brokers or real estate  
23 salespersons as defined in chapter 20.5 of title 5.

24 ~~(13)~~(14) "Senior citizen" means a person sixty-two (62) years of age or older.

25 ~~(14)~~(15) The term "sexual orientation" means having or being perceived as having an  
26 orientation for heterosexuality, bisexuality, or homosexuality. This definition is intended to  
27 describe the status of persons and does not render lawful any conduct prohibited by the criminal  
28 laws of this state nor impose any duty on a religious organization. This definition does not confer  
29 legislative approval of said status, but is intended to assure the basic human rights of persons to  
30 hold and convey property and to give and obtain credit, regardless of such status.

31 ~~(15)~~(16) The term "victim" means a family or household member and all other persons  
32 contained within the definition of those terms as defined in section 12-29-2.

33 ~~(16)~~(17) The term "housing status" means the status of having or not having a fixed or  
34 regular residence, including the status of living on the streets or in a homeless shelter or similar

1 temporary residence.

2 **34-37-4. Unlawful housing practices.** -- (a) No owner having the right to sell, rent,  
3 lease, or manage a housing accommodation as defined in section 34-37-3(11), or an agent of any  
4 of these shall, directly or indirectly, make or cause to be made any written or oral inquiry  
5 concerning the race, color, religion, sex, sexual orientation, gender identity or expression, marital  
6 status, [military status as a veteran with an honorable discharge or an honorable or general](#)  
7 [administrative discharge, servicemember in the Armed Forces,](#) country of ancestral origin or  
8 disability, age, familial status nor make any written or oral inquiry concerning whether a tenant or  
9 applicant, or a member of the household, is or has been, or is threatened with being, the victim of  
10 domestic abuse, or whether a tenant or applicant has obtained, or sought, or is seeking, relief from  
11 any court in the form of a restraining order for protection from domestic abuse, of any  
12 prospective purchaser, occupant, or tenant of the housing accommodation; or shall, directly or  
13 indirectly, refuse to sell, rent, lease, let, or otherwise deny to or withhold from any individual the  
14 housing accommodation because of the race, color, religion, sex, sexual orientation, gender  
15 identity or expression, marital status, [military status as a veteran with an honorable discharge or](#)  
16 [an honorable or general administrative discharge, servicemember in the Armed Forces,](#) country of  
17 ancestral origin, disability, age, or familial status of the individual or the race, color, religion, sex,  
18 sexual orientation, gender identity or expression, marital status, [military status as a veteran with](#)  
19 [an honorable discharge or an honorable or general administrative discharge, servicemember in the](#)  
20 [Armed Forces,](#) country of ancestral origin or disability, age, or familial status of any person with  
21 whom the individual is or may wish to be associated; or shall, or on the basis that a tenant or  
22 applicant, or a member of the household, is or has been, or is threatened with being, the victim of  
23 domestic abuse, or that the tenant or applicant has obtained, or sought, or is seeking, relief from  
24 any court in the form of a restraining order for protection from domestic abuse. Nor shall an  
25 owner having the right to sell, rent, lease, or manage a housing accommodation as defined in  
26 section 34-37-3(11), or an agent of any of these, directly or indirectly, issue any advertisement  
27 relating to the sale, rental, or lease of the housing accommodation which indicates any preference,  
28 limitation, specification, or discrimination based upon race, color, religion, sex, sexual  
29 orientation, gender identity or expression, marital status, [military status as a veteran with an](#)  
30 [honorable discharge or an honorable or general administrative discharge, servicemember in the](#)  
31 [Armed Forces,](#) country of ancestral origin, disability, age, familial status, or on the basis that a  
32 tenant or applicant, or a member of the household, is or has been, or is threatened with being, the  
33 victim of domestic abuse, or that the tenant or applicant has obtained, or sought, or is seeking,  
34 relief from any court in the form of a restraining order for protection from domestic abuse, or

1 shall, directly or indirectly, discriminate against any individual because of his or her race, color,  
2 religion, sex, sexual orientation, gender identity or expression, marital status, [military status as a](#)  
3 [veteran with an honorable discharge or an honorable or general administrative discharge,](#)  
4 [servicemember in the Armed Forces,](#) country of ancestral origin, disability, age, familial status, or  
5 on the basis that a tenant or applicant, or a member of the household, is or has been, or is  
6 threatened with being, the victim of domestic abuse, or that the tenant or applicant has obtained,  
7 or sought, or is seeking, relief from any court in the form of a restraining order for protection  
8 from domestic abuse, in the terms, conditions, or privileges of the sale, rental, or lease of any  
9 housing accommodation or in the furnishing of facilities or services in connection with it.  
10 Nothing in this subsection shall be construed to prohibit any oral or written inquiry as to whether  
11 the prospective purchaser or tenant is over the age of eighteen (18).

12 (b) No person to whom application is made for a loan or other form of financial  
13 assistance for the acquisition, construction, rehabilitation, repair, or maintenance of any housing  
14 accommodation, whether secured or unsecured shall directly or indirectly make or cause to be  
15 made any written or oral inquiry concerning the race, color, religion, sex, sexual orientation,  
16 gender identity or expression, marital status, [military status as a veteran with an honorable](#)  
17 [discharge or an honorable or general administrative discharge, servicemember in the Armed](#)  
18 [Forces,](#) country of ancestral origin, disability, age, familial status, or any express written or oral  
19 inquiry into whether a tenant or applicant, or a member of the household, is or has been, or is  
20 threatened with being, the victim of domestic abuse, or whether a tenant or applicant has  
21 obtained, or sought, or is seeking, relief from any court in the form of a restraining order for  
22 protection from domestic abuse, of any individual seeking the financial assistance, or of existing  
23 or prospective occupants or tenants of the housing accommodation; nor shall any person to whom  
24 the application is made in the manner provided, directly or indirectly, discriminate in the terms,  
25 conditions, or privileges relating to the obtaining or use of any financial assistance against any  
26 applicant because of the race, color, religion, sex, sexual orientation, gender identity or  
27 expression, marital status, [military status as a veteran with an honorable discharge or an](#)  
28 [honorable or general administrative discharge, servicemember in the Armed Forces,](#) country of  
29 ancestral origin, disability, age, familial status, or on the basis that a tenant or applicant, or a  
30 member of the household, is or has been, or is threatened with being, the victim of domestic  
31 abuse, or that the tenant or applicant has obtained, or sought, or is seeking, relief from any court  
32 in the form of a restraining order for protection from domestic abuse, of the applicant or of the  
33 existing or prospective occupants or tenants. Nothing in this subsection shall be construed to  
34 prohibit any written or oral inquiry as to whether the applicant is over the age of eighteen (18).

1 (c) Nothing in this section contained shall be construed in any manner to prohibit or limit  
2 the exercise of the privilege of every person and the agent of any person having the right to sell,  
3 rent, lease, or manage a housing accommodation to establish standards and preferences and set  
4 terms, conditions, limitations, or specifications in the selling, renting, leasing, or letting thereof or  
5 in the furnishing of facilities or services in connection therewith which do not discriminate on the  
6 basis of the race, color, religion, sex, sexual orientation, gender identity or expression, marital  
7 status, military status as a veteran with an honorable discharge or an honorable or general  
8 administrative discharge, servicemember in the Armed Forces, country of ancestral origin,  
9 disability, age, familial status, or on the basis that a tenant or applicant, or a member of the  
10 household, is or has been, or is threatened with being, the victim of domestic abuse, or that the  
11 tenant or applicant has obtained, or sought, or is seeking, relief from any court in the form of a  
12 restraining order for protection from domestic abuse, of any prospective purchaser, lessee, tenant,  
13 or occupant thereof or on the race, color, religion, sex, sexual orientation, gender identity or  
14 expression, marital status, military status as a veteran with an honorable discharge or an  
15 honorable or general administrative discharge, servicemember in the Armed Forces, country of  
16 ancestral origin, disability, age, or familial status of any person with whom the prospective  
17 purchaser, lessee, tenant, or occupant is or may wish to be associated. Nothing contained in this  
18 section shall be construed in any manner to prohibit or limit the exercise of the privilege of every  
19 person and the agent of any person making loans for or offering financial assistance in the  
20 acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations to set  
21 standards and preferences, terms, conditions, limitations, or specifications for the granting of  
22 loans or financial assistance which do not discriminate on the basis of the race, color, religion,  
23 sex, sexual orientation, gender identity or expression, marital status, military status as a veteran  
24 with an honorable discharge or an honorable or general administrative discharge, servicemember  
25 in the Armed Forces, country of ancestral origin, disability, age, familial status, or on the basis  
26 that a tenant or applicant, or a member of the household, is or has been, or is threatened with  
27 being, the victim of domestic abuse, or that the tenant or applicant has obtained, or sought, or is  
28 seeking, relief from any court in the form of a restraining order for protection from domestic  
29 abuse, of the applicant for the loan or financial assistance or of any existing or prospective owner,  
30 lessee, tenant, or occupant of the housing accommodation.

31 (d) An owner may not refuse to allow a person with a disability to make, at his or her  
32 expense, reasonable modifications of existing premises occupied or to be occupied by the person  
33 if the modifications may be necessary to afford the person full enjoyment of the premises, except  
34 that, in the case of a rental, the owner may where it is reasonable to do so condition permission

1 for a modification on the renter agreeing to restore the interior of the premises to the condition  
2 that existed before the modification, reasonable wear and tear excepted. Where it is necessary in  
3 order to ensure with reasonable certainty that funds will be available to pay for the restorations at  
4 the end of the tenancy, the landlord may negotiate as part of the restoration agreement a provision  
5 requiring that the tenant pay into an interest bearing escrow account, over a reasonable period, a  
6 reasonable amount of money not to exceed the cost of the restorations. The interest in the account  
7 shall accrue to the benefit of the tenant. The restoration deposition shall be exempt from section  
8 34-18-19(a) but will be subject to section 34-18-19(b) -- (f).

9 (e) (1) An owner may not refuse to make reasonable accommodations in rules, policies,  
10 practices, or services, when those accommodations may be necessary to afford an occupant with a  
11 disability equal opportunity to use and enjoy a dwelling.

12 (2) Every person with a disability who has a guide dog or other personal assistive  
13 animal, or who obtains a guide dog or other personal assistive animal, shall be entitled to full and  
14 equal access to all housing accommodations provided for in this section, and shall not be required  
15 to pay extra compensation for the guide dog or other personal assistive animal, but shall be liable  
16 for any damage done to the premises by a guide dog or other personal assistive animal. For the  
17 purposes of this subsection a "personal assistive animal" is an animal specifically trained by a  
18 certified animal training program to assist a person with a disability to perform independent living  
19 tasks.

20 (f) Any housing accommodation of four (4) units or more constructed for first occupancy  
21 after March 13, 1991 shall be designed and constructed in such a manner that:

22 (1) The public use and common use portions of the dwellings are readily accessible to  
23 and usable by persons with disabilities;

24 (2) All the doors designed to allow passage into and within all premises within the  
25 dwellings are sufficiently wide to allow passage by persons with disabilities in wheelchairs;

26 (3) All premises within the dwellings contain the following features of adaptive design:

27 (i) Accessible route into and through the dwelling;

28 (ii) Light switches, electrical outlets, thermostats, and other environmental controls in  
29 accessible locations;

30 (iii) Reinforcements in bathroom walls to allow later installation of grab bars; and

31 (iv) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver  
32 about the space. To the extent that any state or local building codes, statutes or ordinances are  
33 inconsistent with this section, they are hereby repealed. The state building code standards  
34 committee is hereby directed to adopt rules and regulations consistent with this section as soon as



1 possible, but no later than September 30, 1990.

2 (g) Compliance with the appropriate requirements of the State Building Code 14  
3 "accessibility for individuals with disabilities for residential use groups" suffices to satisfy the  
4 requirements of subsection (f).

5 (h) As used in subsection (f), the term "housing accommodation of four (4) units or  
6 more" means:

7 (1) Buildings consisting of four (4) or more units if those buildings have one or more  
8 elevators; and

9 (2) Ground floor units in other buildings consisting of four (4) or more units;

10 (i) Nothing in subsection (f) shall be construed to limit any law, statute, or regulation  
11 which requires a greater degree of accessibility to persons with disabilities.

12 (j) Nothing in this section requires that a dwelling be made available to an individual  
13 whose tenancy would constitute a direct threat to the health or safety of other individuals or  
14 whose tenancy would result in substantial physical damage to the property of others.

15 (k) Nothing contained in this chapter shall be construed to prohibit an owner, lessee,  
16 sublessee, or assignee from advertising or selecting a person of the same or opposite gender to  
17 rent, lease, or share the housing unit which the owner, lessee, sublessee, or assignee will occupy  
18 with the person selected.

19 (l) No person shall aid, abet, incite, compel, or coerce the doing of any act declared by  
20 this section to be an unlawful housing practice, or obstruct or prevent any person from complying  
21 with the provisions of this chapter or any order issued thereunder, or attempt directly or indirectly  
22 to commit any act declared by this section to be an unlawful housing practice.

23 (m) No owner, person defined in section 34-37-3(12), person to whom application is  
24 made for a loan or other form of financial assistance for the acquisition, construction,  
25 rehabilitation, repair, or maintenance of any housing accommodation, whether secured or  
26 unsecured, no financial organization governed by the provisions of title 19 or any other credit  
27 granting commercial institution, or respondent under this chapter or any agent of these shall  
28 discriminate in any manner against any individual because he or she has opposed any practice  
29 forbidden by this chapter, or because he or she has made a charge, testified, or assisted in any  
30 manner in any investigation, proceeding, or hearing under this chapter.

31 (n) Nothing in this section shall prevent a landlord from proceeding with eviction action  
32 against a tenant who fails to comply with section 34-18-24(7)(n).

33 **34-37-4.3. Discrimination in granting credit or loans prohibited.** -- No financial  
34 organization governed by the provisions of title 19 or any other credit granting commercial

1 institution may discriminate in the granting or extension of any form of loan or credit, or the  
2 privilege or capacity to obtain any form of loan or credit, on the basis of the applicant's sex,  
3 marital status, [military status as a veteran with an honorable discharge or an honorable or general](#)  
4 [administrative discharge, servicemember in the Armed Forces](#), race or color, religion or country  
5 of ancestral origin, disability or age or familial status, sexual orientation, or gender identity or  
6 expression, and the form of loan and credit shall not be limited to those concerned with housing  
7 accommodations, and the commission shall prevent any violation hereof in the same manner as it  
8 is to prevent unlawful housing practices under the provisions of this chapter.

9 **34-37-5.2. Discrimination in brokerage services.** -- It shall be unlawful to deny any  
10 person who meets licensing and other non-discriminatory requirements which are also applied to  
11 other applicants and members access to or membership or participation in any real estate listing  
12 service, real estate brokers' organization, or other service, organization, or facility relating to the  
13 business of selling, leasing, or renting a housing accommodation, or to discriminate against him  
14 or her in the terms or conditions of the access, membership, or participation, on account of race,  
15 color, religion, sex, sexual orientation, gender identity or expression, marital status, [military](#)  
16 [status as a veteran with an honorable discharge or an honorable or general administrative](#)  
17 [discharge, servicemember in the Armed Forces](#), country of ancestral origin, disability, age, or  
18 familial status.

19 **34-37-5.3. Fostering of segregated housing prohibited.** -- It shall be an unlawful  
20 discriminatory housing practice to for profit induce or attempt to induce any person to sell or rent  
21 any dwelling by representations regarding the entry or prospective entry into the neighborhood of  
22 a person or persons of a particular race, color, religion, marital status, [military status as a veteran](#)  
23 [with an honorable discharge or an honorable or general administrative discharge, servicemember](#)  
24 [in the Armed Forces](#), country of ancestral origin, sex, sexual orientation, gender identity or  
25 expression, age, disability, or familial status.

26 **34-37-5.4. Discrimination in residential real estate related transactions.** -- (a) It shall  
27 be unlawful for any person or other entity whose business includes engaging in residential real  
28 estate related transactions to discriminate against any person in making available a transaction, or  
29 in the terms and conditions of the transaction, because of race, color, religion, marital status,  
30 [military status as a veteran with an honorable discharge or an honorable or general administrative](#)  
31 [discharge, servicemember in the Armed Forces](#), country of ancestral origin, sex, sexual  
32 orientation, gender identity or expression, age, disability, or familial status.

33 (b) As used in this section, the term "residential real estate related transaction" means  
34 any of the following:

- 1 (1) The making or purchasing of loans or providing other financial assistance:  
2 (i) For purchasing, constructing, improving, repairing, or maintaining a dwelling; or  
3 (ii) Secured by residential real estate.  
4 (2) The selling, brokering, or appraising of residential real property.  
5 (c) Nothing in this chapter prohibits a person engaged in the business of furnishing  
6 appraisals of real property to take into consideration factors other than race, color, religion,  
7 marital status, [military status as a veteran with an honorable discharge or an honorable or general](#)  
8 [administrative discharge, servicemember in the Armed Forces](#), country of ancestral origin, sex,  
9 sexual orientation, gender identity or expression, age, disability, or familial status.

10 **34-37-9. Construction.** -- The provisions of this chapter shall be construed liberally for  
11 the accomplishment of the purposes intended and any provisions of any law inconsistent with any  
12 provisions hereof shall not apply. Nothing contained in this chapter shall be construed to repeal  
13 any of the provisions of any law of the state prohibiting discrimination based on race or color,  
14 religion, sex, marital status, [military status as a veteran with an honorable discharge or an](#)  
15 [honorable or general administrative discharge, servicemember in the Armed Forces](#), country of  
16 ancestral origin, disability, age, or familial status. Nothing contained in this chapter shall restrict  
17 the original jurisdiction of the courts to proceed with evictions as provided in chapter 18 of this  
18 title.

19 SECTION 2. This act shall take effect upon passage.

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LC004149/SUB A  
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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF

A N A C T

RELATING TO PROPERTY -- THE RHODE ISLAND FAIR HOUSING PRACTICES ACT

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1           This act would add military status discrimination as an unlawful housing practice  
2 protecting veterans who have an honorable discharge or an honorable or general administrative  
3 discharge or are a member of the Armed Forces of the United States and the Rhode Island  
4 National Guard.

5           This act would take effect upon passage.

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