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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2016

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A N A C T

RELATING TO PROPERTY - FAIR HOUSING PRACTICES

Introduced By: Senators Metts, Crowley, Jabour, Ciccone, and Pichardo

Date Introduced: March 08, 2016

Referred To: Senate Judiciary

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 and 34-37-5.4 of the General Laws in Chapter 34-37 entitled "Rhode Island Fair Housing
3 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, [lawful source of income](#), military status
9 as a veteran with an honorable discharge or an honorable or general administrative discharge,
10 servicemember in the armed forces, country of ancestral origin, disability, age, familial status, or
11 on the basis that a tenant or applicant or a member of the household is, or has been, or is
12 threatened with being the victim of domestic abuse, or that the tenant or applicant has obtained, or
13 sought, or is seeking, relief from any court in the form of a restraining order for protection from
14 domestic abuse. These practices tend unjustly to condemn large groups of inhabitants to dwell in
15 segregated districts or under depressed living conditions in crowded, unsanitary, substandard, and
16 unhealthful accommodations. These conditions breed intergroup tension as well as vice, disease,
17 juvenile delinquency, and crime; increase the fire hazard; endanger the public health; jeopardize
18 the public safety, general welfare, and good order of the entire state; and impose substantial
19 burdens on the public revenues for the abatement and relief of conditions so created. These

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

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

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

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

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

30 **34-37-2. Right to equal housing opportunities -- Civil rights.** -- The right of all
31 individuals in the state to equal housing opportunities regardless of race, color, religion, sex,
32 sexual orientation, gender identity or expression, marital status, [lawful source of income](#), military
33 status as a veteran with an honorable discharge or an honorable or general administrative
34 discharge, servicemember in the armed forces, country of ancestral origin, disability, age, familial

1 status, or regardless of the fact that a tenant or applicant or a member of the household is, or has
2 been, or is threatened with being the victim of domestic abuse, or that the tenant or applicant has
3 obtained, or sought, or is seeking, relief from any court in the form of a restraining order for
4 protection from domestic abuse, is hereby recognized as, and declared to be, a civil right. Nothing
5 in this section shall prevent a landlord from proceeding with eviction action against a tenant who
6 fails to comply with § 34-18-24(7).

7 **34-37-3. Definitions.** -- When used in this chapter:

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

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

11 (3) "Commission" means the Rhode Island commission for human rights created by §
12 28-5-8.

13 (4) "Disability" means a disability as defined in § 42-87-1.

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

16 (5) "Discriminate" includes segregate, separate, or otherwise differentiate between or
17 among individuals because of race, color, religion, sex, sexual orientation, gender identity or
18 expression, marital status, [lawful source of income](#), military status as a veteran with an honorable
19 discharge or an honorable or general administrative discharge, servicemember in the armed
20 forces, country of ancestral origin, disability, age, housing status, or familial status or because of
21 the race, color, religion, sex, sexual orientation, gender identity or expression, marital status,
22 [lawful source of income](#), military status as a veteran with an honorable discharge or an honorable
23 or general administrative discharge, servicemember in the armed forces, country of ancestral
24 origin, disability, age, housing status, or familial status of any person with whom they are, or may
25 wish to be, associated.

26 (6) The term "domestic abuse" for the purposes of this chapter shall have the same
27 meaning as that set forth in § 15-15-1 and include all forms of domestic violence as set forth in §
28 12-29-2, except that the domestic abuse need not involve a minor or parties with minor children.

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

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

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

1 least six (6) months.

2 (ii) The protections afforded against discrimination on the basis of familial status shall
3 apply to any person who is pregnant or is in the process of securing legal custody of any
4 individual who has not attained the age of eighteen (18) years.

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

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

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

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

20 (12) "Owner" includes any person having the right to sell, rent, lease, or manage a
21 housing accommodation.

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

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

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

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

1 (17) The term "housing status" means the status of having or not having a fixed or
2 regular residence, including the status of living on the streets or in a homeless shelter or similar
3 temporary residence.

4 (18) The term "lawful source of income" means being the recipient of federal, state or
5 local public assistance, including medical assistance, or the recipient of federal, state or local
6 housing subsidies, including Section 8, and other rental assistance or rental supplements, or who
7 is subject to the requirements of any public assistance, rental assistance or housing subsidy
8 program.

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

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

20 (b) No person to whom application is made for a loan or other form of financial
21 assistance for the acquisition, construction, rehabilitation, repair, or maintenance of any housing
22 accommodation, whether secured or unsecured shall directly or indirectly make or cause to be
23 made any written or oral inquiry concerning the race, color, religion, sex, sexual orientation,
24 gender identity or expression, marital status, [lawful source of income](#), military status as a veteran
25 with an honorable discharge or an honorable or general administrative discharge, servicemember
26 in the armed forces, country of ancestral origin, disability, age, familial status, or any express
27 written or oral inquiry into whether a tenant or applicant or a member of the household is, or has
28 been, or is threatened with being the victim of domestic abuse, or whether a tenant or applicant
29 has obtained, or sought, or is seeking relief from any court in the form of a restraining order for
30 protection from domestic abuse, of any individual seeking the financial assistance, or of existing
31 or prospective occupants or tenants of the housing accommodation; nor shall any person to whom
32 the application is made in the manner provided, directly or indirectly, discriminate in the terms,
33 conditions, or privileges relating to the obtaining or use of any financial assistance against any
34 applicant because of the race, color, religion, sex, sexual orientation, gender identity or

1 expression, marital status, [lawful source of income](#), military status as a veteran with an honorable
2 discharge or an honorable or general administrative discharge, servicemember in the armed
3 forces, country of ancestral origin, disability, age, familial status, or on the basis that a tenant or
4 applicant or a member of the household is, or has been, or is threatened with being the victim of
5 domestic abuse, or that the tenant or applicant has obtained, or sought, or is seeking relief from
6 any court in the form of a restraining order for protection from domestic abuse, of the applicant or
7 of the existing or prospective occupants or tenants. Nothing in this subsection shall be construed
8 to prohibit any written or oral inquiry as to whether the applicant is over the age of eighteen (18).

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

1 household is, or has been, or is threatened with being the victim of domestic abuse, or that the
2 tenant or applicant has obtained, or sought, or is seeking relief from any court in the form of a
3 restraining order for protection from domestic abuse, of the applicant for the loan or financial
4 assistance or of any existing or prospective owner, lessee, tenant, or occupant of the housing
5 accommodation.

6 (d) An owner may not refuse to allow a person with a disability to make, at his or her
7 expense, reasonable modifications of existing premises occupied or to be occupied by the person
8 if the modifications may be necessary to afford the person full enjoyment of the premises, except
9 that, in the case of a rental, the owner may, where it is reasonable to do so, condition permission
10 for a modification on the renter agreeing to restore the interior of the premises to the condition
11 that existed before the modification, reasonable wear and tear excepted. Where it is necessary in
12 order to ensure with reasonable certainty that funds will be available to pay for the restorations at
13 the end of the tenancy, the landlord may negotiate as part of the restoration agreement a provision
14 requiring that the tenant pay into an interest bearing escrow account, over a reasonable period, a
15 reasonable amount of money not to exceed the cost of the restorations. The interest in the account
16 shall accrue to the benefit of the tenant. The restoration deposition shall be exempt from § 34-18-
17 19(a) but will be subject to § 34-18-19(b) -- (f).

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

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

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

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

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

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

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

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

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

6 (iv) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver
7 about the space. To the extent that any state or local building codes, statutes, or ordinances are
8 inconsistent with this section, they are hereby repealed. The state building code standards
9 committee is hereby directed to adopt rules and regulations consistent with this section as soon as
10 possible, but no later than September 30, 1990.

11 (g) Compliance with the appropriate requirements of the state building code 14
12 "accessibility for individuals with disabilities for residential use groups" suffices to satisfy the
13 requirements of subsection (f).

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

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

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

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

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

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

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

32 (m) No owner; person defined in § 34-37-3(13); person to whom application is made for
33 a loan or other form of financial assistance for the acquisition, construction, rehabilitation, repair,
34 or maintenance of any housing accommodation, whether secured or unsecured; no financial

1 organization governed by the provisions of title 19 or any other credit-granting commercial
2 institution; or respondent under this chapter; or any agent of these shall discriminate in any
3 manner against any individual because he or she has opposed any practice forbidden by this
4 chapter, or because he or she has made a charge, testified, or assisted in any manner in any
5 investigation, proceeding, or hearing under this chapter.

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

8 **34-37-4.3. Discrimination in granting credit or loans prohibited.** -- No financial
9 organization governed by the provisions of title 19 or any other credit granting commercial
10 institution may discriminate in the granting or extension of any form of loan or credit, or the
11 privilege or capacity to obtain any form of loan or credit, on the basis of the applicant's sex,
12 marital status, [lawful source of income](#), military status as a veteran with an honorable discharge
13 or an honorable or general administrative discharge, servicemember in the armed forces, race or
14 color, religion or country of ancestral origin, disability or age or familial status, sexual
15 orientation, or gender identity or expression and the form of loan and credit shall not be limited to
16 those concerned with housing accommodations and the commission shall prevent any violation
17 hereof in the same manner as it is to prevent unlawful housing practices under the provisions of
18 this chapter.

19 **34-37-5.2. Discrimination in brokerage services.** -- It shall be unlawful to deny any
20 person who meets licensing and other non-discriminatory requirements that are also applied to
21 other applicants and members access to, or membership or participation in, any real estate listing
22 service, real estate brokers' organization, or other service, organization, or facility relating to the
23 business of selling, leasing, or renting a housing accommodation or to discriminate against him or
24 her in the terms or conditions of the access, membership, or participation on account of race,
25 color, religion, sex, sexual orientation, gender identity or expression, marital status, [lawful source](#)
26 [of income](#), military status as a veteran with an honorable discharge or an honorable or general
27 administrative discharge, servicemember in the armed forces, country of ancestral origin,
28 disability, age, or familial status.

29 **34-37-5.3. Fostering of segregated housing prohibited.** -- It shall be an unlawful
30 discriminatory housing practice to for profit induce, or attempt to induce, any person to sell or
31 rent any dwelling by representations regarding the entry or prospective entry into the
32 neighborhood of a person or persons of a particular race, color, religion, marital status, [lawful](#)
33 [source of income](#), military status as a veteran with an honorable discharge or an honorable or
34 general administrative discharge, servicemember in the armed forces, country of ancestral origin,

1 sex, sexual orientation, gender identity or expression, age, disability, or familial status.

2 **34-37-5.4. Discrimination in residential real estate related transactions.** -- (a) It shall
3 be unlawful for any person or other entity whose business includes engaging in residential real
4 estate-related transactions to discriminate against any person in making available a transaction, or
5 in the terms and conditions of the transaction, because of race, color, religion, marital status,
6 [lawful source of income](#), military status as a veteran with an honorable discharge or an honorable
7 or general administrative discharge, servicemember in the armed forces, country of ancestral
8 origin, sex, sexual orientation, gender identity or expression, age, disability, or familial status.

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

11 (1) The making or purchasing of loans or providing other financial assistance:

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

13 (ii) Secured by residential real estate.

14 (2) The selling, brokering, or appraising of residential real property.

15 (c) Nothing in this chapter prohibits a person engaged in the business of furnishing
16 appraisals of real property to take into consideration factors other than race, color, religion,
17 marital status, [lawful source of income](#), military status as a veteran with an honorable discharge
18 or an honorable or general administrative discharge, servicemember in the armed forces, country
19 of ancestral origin, sex, sexual orientation, gender identity or expression, age, disability, or
20 familial status.

21 SECTION 2. Chapter 34-37 of the General Laws entitled "Rhode Island Fair Housing
22 Practices Act" is hereby amended by adding thereto the following sections:

23 **34-37-2.5. Right to equal housing opportunities -- Lawful source of income.** --
24 [Whenever in this chapter there shall appear the words "marital status" there shall be](#)
25 [inserted immediately thereafter the words "lawful source of income."](#)

26 **34-37-4.6. Discrimination based on lawful source of income - Exemption.** -- [Nothing](#)
27 [in this title shall prohibit an owner of a housing accommodation from refusing to rent to a person](#)
28 [based on their lawful source of income if the housing accommodation is three \(3\) units or less,](#)
29 [one of which is occupied by the owner.](#)

30 SECTION 3. This act shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO PROPERTY - FAIR HOUSING PRACTICES

1 This act would prohibit discrimination in housing against those persons who have a
2 lawful source of income.

3 This act would take effect upon passage.

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