

1 Sec. 1. 9 V.S.A. § 4456a is amended to read:

2 § 4456a. RESIDENTIAL RENTAL APPLICATION ~~FEES; PROHIBITED~~

3 (a) A landlord or a landlord’s agent shall not charge an application fee to  
4 any individual in order to apply to enter into a rental agreement for a  
5 residential dwelling unit. This ~~section~~ subsection shall not be construed to  
6 prohibit a person from charging a fee to a person in order to apply to rent  
7 commercial or nonresidential property.

8 (b)(1) In order to conduct a background or credit check, a landlord shall  
9 accept any of the following:

10 (A) a Social Security number;

11 (B) an individual taxpayer identification number; or

12 (C) an original or a copy of any form of government-issued  
13 identification.

14 (2) A residential rental application shall inform an applicant that the  
15 applicant may provide any of the above forms of identification in order to  
16 conduct a background or credit check.

17 Sec. 2. 9 V.S.A. § 4501 is amended to read:

18 § 4501. DEFINITIONS

19 As used in this chapter:

20 \* \* \*

1           (12)(A) “Harass” means to engage in unwelcome conduct that detracts  
2 from, undermines, or interferes with a person’s:

3                   (i) use of a place of public accommodation or any of the  
4 accommodations, advantages, facilities, or privileges of a place of public  
5 accommodation because of the person’s race, creed, color, national origin,  
6 citizenship, immigration status, marital status, sex, sexual orientation, gender  
7 identity, or disability; or

8                   (ii) terms, conditions, privileges, or protections in the sale or rental  
9 of a dwelling or other real estate, or in the provision of services or facilities in  
10 connection with a dwelling or other real estate, because of the person’s race,  
11 sex, sexual orientation, gender identity, age, marital status, religious creed,  
12 color, national origin, citizenship, immigration status, or disability, or because  
13 the person intends to occupy a dwelling with one or more minor children, or  
14 because the person is a recipient of public assistance, or because the person is a  
15 victim of abuse, sexual assault, or stalking.

16   \* \* \*

17           Sec. 3. 9 V.S.A. § 4502 is amended to read:

18           § 4502. PUBLIC ACCOMMODATIONS

19                   (a) An owner or operator of a place of public accommodation or an agent  
20 or employee of such owner or operator shall not, because of the race, creed,  
21 color, national origin, citizenship, immigration status, marital status, sex,

1 sexual orientation, or gender identity of any person, refuse, withhold from, or  
2 deny to that person any of the accommodations, advantages, facilities, and  
3 privileges of the place of public accommodation.

4 \* \* \*

5 Sec. 4. 9 V.S.A. § 4503 is amended to read:

6 § 4503. UNFAIR HOUSING PRACTICES

7 (a) It shall be unlawful for any person:

8 (1) To refuse to sell or rent, or refuse to negotiate for the sale or rental  
9 of, or otherwise make unavailable or deny, a dwelling or other real estate to  
10 any person because of the race, sex, sexual orientation, gender identity, age,  
11 marital status, religious creed, color, national origin, citizenship, immigration  
12 status, or disability of a person, or because a person intends to occupy a  
13 dwelling with one or more minor children, or because a person is a recipient of  
14 public assistance, or because a person is a victim of abuse, sexual assault, or  
15 stalking.

16 (2) To discriminate against, or to harass, any person in the terms,  
17 conditions, privileges, and protections of the sale or rental of a dwelling or  
18 other real estate, or in the provision of services or facilities in connection with  
19 a dwelling or other real estate, because of the race, sex, sexual orientation,  
20 gender identity, age, marital status, religious creed, color, national origin,  
21 citizenship, immigration status, or disability of a person, or because a person

1 intends to occupy a dwelling with one or more minor children, or because a  
2 person is a recipient of public assistance, or because a person is a victim of  
3 abuse, sexual assault, or stalking.

4 (3) To make, print, or publish, or cause to be made, printed, or published  
5 any notice, statement, or advertisement, with respect to the sale or rental of a  
6 dwelling or other real estate that indicates any preference, limitation, or  
7 discrimination based on race, sex, sexual orientation, gender identity, age,  
8 marital status, religious creed, color, national origin, citizenship, immigration  
9 status, or disability of a person, or because a person intends to occupy a  
10 dwelling with one or more minor children, or because a person is a recipient of  
11 public assistance, or because a person is a victim of abuse, sexual assault, or  
12 stalking.

13 (4) To represent to any person because of the race, sex, sexual  
14 orientation, gender identity, age, marital status, religious creed, color, national  
15 origin, citizenship, immigration status, or disability of a person, or because a  
16 person intends to occupy a dwelling with one or more minor children, or  
17 because a person is a recipient of public assistance, or because a person is a  
18 victim of abuse, sexual assault, or stalking, that any dwelling or other real  
19 estate is not available for inspection, sale, or rental when the dwelling or real  
20 estate is in fact so available.

21 \* \* \*

1           (6) To discriminate against any person in the making or purchasing of  
2           loans or providing other financial assistance for real-estate-related transactions  
3           or in the selling, brokering, or appraising of residential real property, because  
4           of the race, sex, sexual orientation, gender identity, age, marital status,  
5           religious creed, color, national origin, citizenship, immigration status, or  
6           disability of a person, or because a person intends to occupy a dwelling with  
7           one or more minor children, or because a person is a recipient of public  
8           assistance, or because a person is a victim of abuse, sexual assault, or stalking.

9           (7) To engage in blockbusting practices, for profit, which may include  
10          inducing or attempting to induce a person to sell or rent a dwelling by  
11          representations regarding the entry into the neighborhood of a person or  
12          persons of a particular race, sex, sexual orientation, gender identity, age,  
13          marital status, religious creed, color, national origin, citizenship, immigration  
14          status, or disability of a person, or because a person intends to occupy a  
15          dwelling with one or more minor children, or because a person is a recipient of  
16          public assistance, or because a person is a victim of abuse, sexual assault, or  
17          stalking.

18          (8) To deny any person access to or membership or participation in any  
19          multiple listing service, real estate brokers' organization, or other service,  
20          organization, or facility relating to the business of selling or renting dwellings,  
21          or to discriminate against any person in the terms or conditions of such access,

1 membership, or participation, on account of race, sex, sexual orientation,  
2 gender identity, age, marital status, religious creed, color, national origin,  
3 citizenship, immigration status, or disability of a person, or because a person is  
4 a recipient of public assistance, or because a person is a victim of abuse, sexual  
5 assault, or stalking.

6 \* \* \*

7 (12) To discriminate in land use decisions or in the permitting of  
8 housing because of race, sex, sexual orientation, gender identity, age, marital  
9 status, religious creed, color, national origin, citizenship, immigration status,  
10 disability, the presence of one or more minor children, income, or because of  
11 the receipt of public assistance, or because a person is a victim of abuse, sexual  
12 assault, or stalking, except as otherwise provided by law.

13 \* \* \*

14 (d) If required by federal law, the verification of immigration status shall  
15 not constitute a violation of subsection (a) of this section with respect to the  
16 sale and rental of dwellings.

17 (e) For purposes of subdivision (a)(6) of this section, it shall not constitute  
18 unlawful discrimination for a creditor to consider a credit applicant's  
19 immigration status to the extent such status has bearing on the creditor's rights  
20 and remedies regarding loan repayment and further provided such  
21 consideration is consistent with any applicable federal law or regulation.

1      Sec. 5. EFFECTIVE DATE

2           This act shall take effect on passage.