

SUBSTITUTE FOR  
HOUSE BILL NO. 4063

A bill to amend 1976 PA 453, entitled  
"Elliott-Larsen civil rights act,"  
by amending the title and section 501 (MCL 37.2501), as amended by  
2023 PA 6.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

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TITLE

An act to define civil rights; to prohibit discriminatory  
practices, policies, and customs in the exercise of those rights  
based upon religion, race, color, national origin, age, sex, sexual  
orientation, gender identity or expression, height, weight,  
familial status, ~~or~~ marital status, **or source of income**; to  
preserve the confidentiality of records regarding arrest,  
detention, or other disposition in which a conviction does not

1 result; to prescribe the powers and duties of the civil rights  
2 commission and the department of civil rights; to provide remedies  
3 and penalties; to provide for fees; and to repeal ~~certain~~ acts and  
4 parts of acts.

5 Sec. 501. As used in this article:

6 (a) "Real property" includes a building, structure, mobile  
7 home, real estate, land, mobile home park, trailer park, tenement,  
8 leasehold, or an interest in a real estate cooperative or  
9 condominium.

10 (b) "Real estate transaction" means the sale, exchange,  
11 rental, or lease of real property, or an interest in real property.

12 (c) "Housing accommodation" includes improved or unimproved  
13 real property, or a part of improved or unimproved real property,  
14 that is used or occupied, or is intended, arranged, or designed to  
15 be used or occupied, as the home or residence of 1 or more  
16 individuals.

17 (d) "Real estate broker or salesperson" means a person,  
18 whether licensed or not, who, for or with the expectation of  
19 receiving a consideration, lists, sells, purchases, exchanges,  
20 rents, or leases real property; who negotiates or attempts to  
21 negotiate any of those activities; who holds oneself out as engaged  
22 in those activities; who negotiates or attempts to negotiate a loan  
23 secured or to be secured by a mortgage or other encumbrance upon  
24 real property; who is engaged in the business of listing real  
25 property in a publication; or a person employed by or acting on  
26 behalf of a real estate broker or salesperson.

27 **(e) "Source of income" means that term as defined in section 1**  
28 **of 1972 PA 348, MCL 554.601.**

29 Enacting section 1. This amendatory act does not take effect

1 unless all of the following bills of the 102nd Legislature are  
2 enacted into law:

3 (a) Senate Bill No. 206.

4 (b) Senate Bill No. 207.