

- (i) The lowering of property values ;
- (ii) A change in the racial, color, religious, nationality or ethnic composition of the block, neighborhood or area in which the property is located ;
- (iii) An increase in criminal or antisocial behavior in the area ;
- (iv) A decline in quality of the schools serving the area.

(6) For any person to cause or coerce, or attempt to cause or coerce, retaliation against any person because such person has lawfully opposed any act or failure to act that is a violation of this Article or has, in good faith, filed a complaint, testified, participated or assisted in any way in any proceeding under this Article, or prevent any person from complying with this Article.

(7) For any person, real estate broker or real estate salesman to deny any other person, or real estate broker, or real estate salesman access to or membership or participation in any multiple-listing service, real estate brokers' organization or other service, organization, or facility relating to the business of buying, selling or renting dwellings in Montgomery County, or to discriminate against him in the terms or conditions of such access, membership, or participation, on account of race, color, religious creed or national origin.

77-15. Filing of Complaints.

Any person himself subjected to a discriminatory act or practice in violation of this Article may file with the Commission Panel, or the Human Relations Commission upon recommendation of a majority of the remaining members, may initiate a complaint in writing, sworn to or affirmed, which shall state the name and address of the person alleged to have committed the violation complained of and the particulars thereof, and such other information as may be required by the Commission Panel.

77-16. Authority of Commission Panel.

(a) The Commission Panel and its staff shall cooperate with all governmental agencies concerned with housing and real property matters.

(b) The Commission Panel shall, within thirty (30) days following each quarter of the calendar year, report to the County Council who shall make public the number of complaints filed during each quarter, the nature thereof and the disposition made thereof.

(c) The Commission Panel, after consultation with the County Attorney or his authorized representative, may make, issue, adopt, promulgate, amend and rescind such rules and regulations as it deems necessary to effect the provisions of, and are not in conflict with, this Article. Such rules and regulations, and such amendments thereto, shall not be effective until so approved by the County Council and published.

(d) The chairman of the Commission Panel on Housing shall be the chairman of the Human Relations Commission who shall preside at and direct the recommended actions of the said Panel. All decisions or actions of the Commission Panel shall have the support of at least two of the members of said Panel.

77-17. Procedures and enforcement.

(a) Upon the filing of a complaint as set forth in Section 77-15, the Executive Secretary of the Commission shall make such investigation as he deems appropriate to ascertain facts and issues. If the Executive Secretary of the Commission shall determine that there are reasonable