

Racial covenants

The GCAAR Diversity, Equity & Inclusion Committee has compiled the following information to educate our membership about racial covenants.

Racial covenants defined

Racial covenants are clauses that were inserted into property deeds to prevent people from buying or occupying land based on race, color, religion, or national origin.

Mapping segregation projects

The links below are mapping projects in Montgomery County and the District of Columbia that demonstrate how racial covenants have adversely impacted people from an equity perspective.

Montgomery County

- [Mapping Segregation in Montgomery County](#)

District of Columbia

- [Mapping Segregation in Washington, D.C.](#)

How to remove a racial covenant from the title to your property

The following is an article outlining what racial covenants are, along with laws created to remove them:

- Washington Post – [Racist housing covenants haunt property records across the country. New laws make them easier to remove.](#)

Here is a step-by-step approach outlining how to remove racial covenants in Montgomery County:

- North Woodside – [How to remove a racist deed covenant](#)

The District of Columbia does not have a law in place at this time to remove racial covenants from property titles; however, the Council is proposing legislation similar to that of Montgomery County in 2024:

The Releasing Restrictive Covenants in Deeds Act of 2023, Bill 25-482

Purpose: "In order to address the legacies left by these racist covenants, the legislation would affirm that these covenants are unlawful across the District, allow property owners to release these covenants from a deed through the recordation of an amendatory instrument with the Recorder of Deeds, and waive any fees from the Recorder of Deeds required to do so." [View Introduction](#)