

FAIR HOUSING FOR REAL ESTATE PROFESSIONALS

3 Hours (150 minutes)

This course provides detailed information concerning Fair Housing Act and other federal and state laws that were created to guarantee that housing is available to all citizens regardless of race, color, religion, national origin, sex, disability, and familial status. This course is designed to teach real estate licensees to treat all clients equally and understand the importance of Fair Housing laws and the need for their enforcement. The course examines important case studies and legislation regarding fair housing and equal opportunity.

To ensure learning objectives are met and comprehension of material, there will be quizzes at the end of every section, plus a final exam at the end of the course.

Section 1 (41 Minutes)

Learning Objective 1a (13 minutes): Students shall be able to discuss the history of American real estate and past practices that resulted in racism in real estate

Learning Objective 1b (3 minutes): Students shall be able to define and give examples of redlining, blockbusting, and steering

Learning Objective 1c (7 minutes): Students shall be able to discuss how the creation of suburbs impacted real estate

Learning Objective 1d (9 minutes): Students shall be able to list at least four protected classes and four prohibited acts under the federal Fair Housing Act

Learning Objective 1e (9 minutes): Students shall be able to name types of penalties associated with violating fair housing laws

Section 2 (27 Minutes)

Learning Objective 2a (12 minutes): Students shall be able to define the term protected class

Learning Objective 2b (15 minutes): Students shall be able to give examples of discrimination and consequences in housing as it applies to race, color, religion, national origin, sex, disability, and familial status

Section 3 (32 Minutes)

Learning Objective 3a (5 minutes): Students shall be able to describe advertising requirements under the Fair Housing Act

Learning Objective 3b (6 minutes): Students shall be able to give examples of the benefits of a diverse and inclusive workplace, as well as changing demographics in America's population

Learning Objective 3c (9 minutes): Students shall be able to explain the recent amendment to NAR's Code of Ethics, Article 10 and how it relates to ethical treatment of protected classes under the Fair Housing Act

Learning Objective 3d (3 minutes): Identify key interventions that help disrupt implicit bias and support equitable treatment of others

Learning Objective 3e (9 minutes): Students shall be able to list tips for dealing with clients who make discriminatory remarks

Section 4 (28 Minutes)

Learning Objective 4a (16 minutes): Students shall be able to name types of reasonable modifications landlords and housing providers must make under the Americans with Disabilities Act (ADA) and the Fair Housing Act

Learning Objective 4b (12 minutes): Students shall be able to explain the difference between trained assistance animals and emotional support animals

Section 5 (17 Minutes)

Learning Objective 5a (5 minutes): Students shall be able to explain the Fair Housing Act's age exemption and types of senior housing communities under the Housing for Older Person Act (HOPA)

Learning Objective 5b (12 minutes): Students shall be able to discuss the purpose of the Equal Credit Opportunity Act

Section 6 (5 Minutes)

Learning Objective 6a (5 minutes): Students shall be able to recall state-specific fair housing laws.

TOTAL = 150 Minutes

(Plus final exam and evaluation)