



www.ELAeducation.com
Office: 443-223-7500

FAIR HOUSING

1. **WHAT IS FAIR HOUSING?**

Prohibit discrimination because of:--“Protected classes”

Race or color
National origin
Religion
Sex
Familial status
Handicap

Realtors need to know—Ethics, prima facie license matter, CE requirement
Discuss existence in today’s world

2. **HOUSING COVERED?**

Sales or rentals—if no charge?
Financing with government insured mortgage
Free right of alienation of property—can sell or rent to anyone
History of real property ownership
Limited by FH requirements

What would NOT be covered?
Most housing covered except:

Owner occupied buildings of 4 units or less
Single family housing sold or rented without use of broker
Housing operated by organizations and private clubs that lim. to members

Section 8 housing
Economics
Criminal Record
Animal Lover
Military Status

3. Areas of Fair Housing

a. **FAIR HOUSING ACT**

Cannot base these actions on race, color, nat. origin, religion, sex, fam. status handicap:

Refuse to sell or rent
Refuse to negotiate
Make housing unavailable
Deny any dwelling
Set different terms or conditions
Provide different housing services or facilities
Falsely deny housing is available
For profit, persuade owners to sell or rent
Deny access to service (MLS)

Threaten coerce, intimidate or interfere w/ anyone exercising FH right or assisting others Advertise or make any statement that indicates a lim. or preference based on r,c, n.o.

APPLIES TO OWNER OCCUPIED

b. **ADA**

—applies to person or someone associated with a person
Disability=“physical impairment that subst. limits one or more life activities”

Probably most likely to apply to rentals not sales—why?

People make mod’s to owned property
Homeowners not inviting general public
Public rents homes/apartments

Have a disability

Hearing
Vision
Mobility
Cancer
Chronic mental illness
AIDS
Mental retardation

Required: “Reasonable Accommodation”

Prohibited:

1. Refuse to allow reasonable modifications to dwelling or common areas At disabled person’s expense If necessary to allow disabled person to use housing
2. Refuse to make reas. Accom. To rules, policies, practices or services if necessary for disabled person to use housing. (no pets policy must allow seeing eye dog)(parking near building if not required to have HC spaces)

New buildings—built after March 13, 1991—if elevator or 4+ units

Public or common areas must be DIS accessible
Doors and hallways wide enough for wheelchair
All units must have:

Accessible route into and through the unit
Accessible light switches, electrical outlets, thermostats and other environmental controls.

Reinforced bathroom walls to allow installation of grab bars
Kitchen and bath that can be used by wheelchair

Issues:

Interpreter
Subtle discrimination—requiring driver's license as ID
Contracts in Braille

c. **FAMILY STATUS**

Protection to:
Parent
One with legal custody of children
Designee of parent with written permission

Age discrimination:

Retirement communities
HUD approval required—certificate
62 and older
55 and older if 80% are and intend to be 55 and older
Exemption to conversions existing pre September 13, 1988

ACTIONS

1. Complaint to HUD

Discuss website, complaint form
1 year statute of limitations
Government prosecutes
Before ALJ
Result:

Damages
Injunction
Penalties: \$11,000 1st offense
\$27,500 2nd offense within 5 years
\$55,000 2 or more within 7 years

2. Suit in federal court

2 year statute of limitations
All above plus actual and punitive damages

3. State Court

3 year statute of limitations

4. Real Estate Commission complaint

NAR code and Maryland COMAR
3 year statute of limitations

e. **ADVERTISING**

HUD statutes, regulations, letter ruling
Examples—Builder not using minorities in advertising
PR firm
Costs to defend

HUD logo in advertisements

f. **LANGUAGE**

Accommodation for non-English speakers
Executive Orders—Review


g. **HUD TESTERS**

Who are they?
Where do they work?

h. **ISSUES**

Pictures with contract offer
Letters with contract offer

COURSE EVALUATION

INSTRUCTIONS :	<i>Please answer the questions below and return to instructor or monitor</i>		
School :	Elite Learning Academy <input type="checkbox"/> Pasadena: 8220 Ritchie Highway, Pasadena, MD 21122 <input type="checkbox"/> Dundalk: 1732 Merriit Blvd, Dundalk, MD 21222 <input type="checkbox"/> Olney: 3300 Olney-Sandy Spring Rd, Olney, MD 20832 <input type="checkbox"/> Frederick: 7450-B New Technology Way, Frederick, MD 21704 		
Course Title:			
Course Date:		Time:	
Instructor:			
Course Location:	<input type="checkbox"/> Pasadena office <input type="checkbox"/> Dundalk office <input type="checkbox"/> Olney office <input type="checkbox"/> Frederick office		
Course Sponsor :	Elite Learning Academy		

Student's Name <i>(optional)</i> :		Tel:	
How did you hear about us ?	<input type="checkbox"/> Received an Email <input type="checkbox"/> Received a fax <input type="checkbox"/> Referred by a colleague <input type="checkbox"/> Ad in paper <input type="checkbox"/> Other _____		
How did you register?	<input type="checkbox"/> Web-Online registration		
If you registered via the web/online, was the website easy to navigate?	<input type="checkbox"/> Yes		<input type="checkbox"/> No
Additional comments on the website:			
If you registered via telephone/fax, was the staff helpful?	<input type="checkbox"/> Yes		<input type="checkbox"/> No.
Additional comments on your experience with the staff at Elite Learning Academy:			

PLEASE RESPOND	YES	NO
1. Did the class start on time?	<input type="checkbox"/>	<input type="checkbox"/>
2. Did the instructor adequately discuss the objective and contents of the class?	<input type="checkbox"/>	<input type="checkbox"/>
3. Was the material current?	<input type="checkbox"/>	<input type="checkbox"/>
4. Did the instructor appear to know the subject?	<input type="checkbox"/>	<input type="checkbox"/>
5. Did the instructor involve students in the class for example by asking questions, and waiting for a response?	<input type="checkbox"/>	<input type="checkbox"/>
6. Did the instructor minimize disruptions by telling the students to turn off cell phone, put away newspapers, books, etc? If no, please explain:	<input type="checkbox"/>	<input type="checkbox"/>
7. Did students spend the full required time in class?	<input type="checkbox"/>	<input type="checkbox"/>
8. If handouts or other teaching materials were given, were they sufficient?	<input type="checkbox"/>	<input type="checkbox"/>
9. Did the instructor use teaching tools, i.e., blackboard, LCD screen, or PowerPoint Presentation, handouts to help students understand the course?	<input type="checkbox"/>	<input type="checkbox"/>
10. Did the instructor keep the class under control?	<input type="checkbox"/>	<input type="checkbox"/>
11. Did the instructor make the course interesting?	<input type="checkbox"/>	<input type="checkbox"/>
12. Was adequate parking available?	<input type="checkbox"/>	<input type="checkbox"/>
13. Was the room temperature comfortable?	<input type="checkbox"/>	<input type="checkbox"/>
14. Were there adequate facilities for breaks, i.e., rest rooms, ?	<input type="checkbox"/>	<input type="checkbox"/>
15: Were you required to sign in?	<input type="checkbox"/>	<input type="checkbox"/>
16: Would you refer your friends/associates to Elite Learning Academy ?	<input type="checkbox"/>	<input type="checkbox"/>

ADDITIONAL COMMENTS: