

## QUIZ: FAIR HOUSING

June 2022



Test your knowledge of Fair Housing laws to know your rights in various housing situations. Test answers are at the end.

1. **Under federal fair housing laws, it is legal to prohibit which of the following in a housing unit?**
  - A. Smoking
  - B. A live-in caregiver for a resident with a disability
  - C. Drinking alcohol
  - D. Both A and C
  
2. **Which of the following are violations or potential violations of the Fair Housing Act?**
  - A. A seller tells you he does not want to sell to African Americans
  - B. A sales associate puts the phrase “adults only” in MLS listings
  - C. Both A and B
  - D. None of the above
  
3. **Under the federal fair housing law, the seven protected classes include**
  - A. Race, color, source of income, handicap, national origin, marital status, religion
  - B. Race, color, religion, sex, handicap, familial status, national origin
  - C. Race, sexual orientation, sex, familial status, handicap, age, national origin
  - D. None of the above
  
4. **The fair housing laws prohibit all of the following, except**
  - A. Refusal to show, sell, or rent a property because of disability
  - B. Expressing a preference for young adults in a listing comment
  - C. Evicting a current user of illegal drugs
  - D. Marketing your listings exclusively in a religious publication
  
5. **The *Civil Rights Act of 1968* does which of the following?**
  - A. Grants all citizens the same rights as white citizens to own, purchase, lease, transfer or use real property.
  - B. Allows exemptions only for homes sold without the assistance of a real estate practitioner.
  - C. Effectively prohibits all discrimination in real estate based on race.
  - D. Both A and C
  
6. **Based on federal fair housing law, which of the following people would be protected:**
  - A. A divorced female, single parent
  - B. A 35-year-old single, Jewish man
  - C. A 50-year-old white man
  - D. All the above

7. **When a proposed home buyer inquires about the racial makeup of neighborhoods or schools, REALTOR should respond by saying:**
- A. "I believe the neighborhood has a few Hispanic families, I can check and get back with you."
  - B. "The Fair Housing Act prohibits me from providing that kind of information. I recommend you contact the school district, municipal government, or the local library."
  - C. "I wouldn't worry about that, the neighborhood is safe and the schools are good."
  - D. "Residents in this neighborhood value diversity, you'll fit right in."
8. **If a seller using a real estate agent refuses an offer because of the buyer's national origin, who may file a federal lawsuit against the seller?**
- A. The prospective buyer
  - B. The real estate practitioner
  - C. The federal government
  - D. All the above
9. **In an advertisement for a small, two-bedroom house in a neighborhood where many families live, which of the following language is clearly improper under the Fair Housing Act?**
- A. Small, cozy home in quiet neighborhood
  - B. Two-bedroom home, near playground and senior center
  - C. Ideal for couple or single professional
  - D. No children
10. **Which of the following features are required in ground floor units on non-elevator multifamily building of four units or more built after March 1991?**
- A. An accessible building entrance or an accessible route for persons in wheelchairs?
  - B. Accessible and usable public and common use areas?
  - C. Light switches, electrical outlets, thermostat, and other environmental controls in accessible locations
  - D. All the above

**Answers to quiz are on the next page.**

1. A and C
2. A and B
3. B
4. C
5. C
6. D
7. B
8. D
9. D
10. D