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| Slide 1 |  | **Instructor:** Information in this presentation is a summary of Fair Housing requirements for REALTORS® |
| Slide 2 |  | **Instructor:** Today we’ll be talking about Fair Housing and address for important areas of concern when it comes to Fair Housing requirements. [*Read slide*]. |
| Slide 3 |  | **Instructor:** Both federal and state law prohibit discriminatory housing practices against members of protected classes. Both the federal and state statutes are quite lengthy, but here are the statements of policy regarding the respective laws. [*Read slide.]* |
| Slide 4 |  | **Instructor:** In addition to federal and Virginia law regarding fair housing, REALTORS® are also bound by the fair housing requirements found in the Code of Ethics. Article 10 of the COE states. [*Read slide*] |
| Slide 5 |  | **Instructor:** Let’s do a quick review of the protected classes. There are 7 federally protected classes and 5 state-specific protected class, 2 of which are also protected under the Code of Ethics. There are also several localities in Virginia that have passed local ordinances adding additional protected classes, so you need to be familiar with your local laws and practices in your specific geographic area. |
| Slide 6 |  | **Instructor:** Here are some examples of practices that would be a violation of Fair Housing law as well as the Code of Ethics. [*Read slide.]* |
| Slide 7 |  | **Instructor:** It is important to be aware that it is possible violate fair housing law without intending to discriminate against a member of a protected class through policies that create a disparate impact on members of a protected class. [*Read slide.]* |
| Slide 8 |  | **Instructor:** These are some guidelines or best practices to help avoid violating Fair Housing discussing or advertising certain properties. [*Read slide*] |
| Slide 9 |  | **Instructor:** [*Read slide*]. If you do decide to use it, use it consistently, everywhere. Selective use of the logo can also be seen as discriminatory. *Note: The choice of logotype, statement, or slogan will depend on the type of media used (visual or auditory) and, in space advertising, on the size of the advertisement.* HUD website has downloadable logos in different sizes. |
| Slide 10 |  | **Instructor:** [*Read slide]* |
| Slide 11 |  | **Instructor:** There are a number of penalties that could be levied against someone found to have violated Fair Housing. The severity of the punishment scales with whether the person has violated Fair Housing in the past. In addition to fines, the person who was discriminated against may be awarded damages by a court with jurisdiction. [*Read slide].* |
| Slide 12 |  | **Instructor:** Any questions? |