

QUIZ: FAIR HOUSING

June 2024



Test your knowledge of Fair Housing laws below and see if you know your rights in various housing situations. After you finish the quiz, review the correct test answers at the end to reveal your current knowledge level of Fair Housing laws.

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