

**NEW FAIR HOUSING REGULATIONS
1 CREDIT HOUR**

The Fair Housing Act (5 MINUTES)

- What it prohibits
- Classes it protects
- What it means for brokers
- Exemptions to the Fair Housing Act

Overview of other Federal and State Anti-Discrimination Laws (5 MINUTES)

New York State Human Rights Law - Article 15 of Executive Law (10 MINUTES)

- Broader scope than federal law
 - Includes residential property land, commercial property
 - Prohibits discriminatory practices; other areas beyond housing
 - More protected classes than federal law
- Created Division of Human Rights
- Addresses public housing
- Less exemptions than federal law
 - And exemptions are more restrictive
- Prohibits discrimination against those seeking to obtain credit
- How to file complaints
- Enforcement and penalties

NYC Commission on Human Rights (10 MINUTES)

- Promoting equal opportunity and prohibiting discriminatory practices that unfairly limit housing choices of protected groups or individuals
 - Who is covered – types of Residential real estate
 - Who is not covered – exempted types of residential real estate
 - SROs
- All five boroughs
- Four additional protected classes
- Other things to know
 - Where to file complaint
 - Timing in which complaint must be filed

New Disclosure and Notice Requirements: (10 MINUTES)

- Required disclosure form
 - What it is, how and when it must be given
 - Maintaining records
 - https://www.dos.ny.gov/press/2020/docs/2156_new.pdf
- Posting required Notice
 - In office window or next to license
 - At Open Houses
 - https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

New Recording Requirement for Fair Housing Classes (5 MINUTES)

- Video and audio recording
- Maintaining records

Overview of Unlawful Practices (5 MINUTES)

- Examples and situations for brokers in sale/leasing
- Examples and situations in lending and credit practices

Review of Types of Discrimination (5 MINUTES)

Legal Responsibilities of Real Estate Professionals (5 MINUTES)

- Following all federal, state and local laws
- Taking lead to ensure equal opportunity and fair housing
- Reporting Fair Housing Misconduct
 - Immediately report discriminatory behavior or conversation to broker
 - Licensee should not agree to represent individuals or entities that refuse to comply
 - Report to either NY Division of Human Rights
 - In NYC, reporting to NYC Commission on Human Rights

