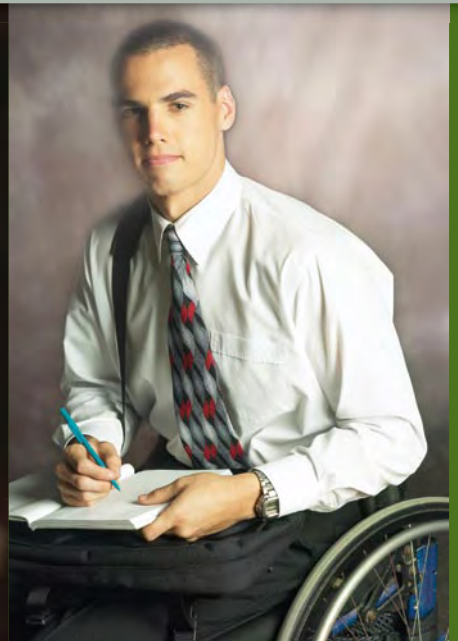


# NEW YORK Fair Housing & Human Rights:

## Know the Law



NEW YORK  
**Fair Housing  
&  
Human Rights:**

Know the Law

HONDROS LEARNING™  
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## **NEW YORK FAIR HOUSING...KNOW THE LAW**

The purchase or sale of a home can be one of the most significant and often emotional events in an individual's lifetime. For many, it's more than just the purchase of a house, as it can directly impact the hopes, dreams, and economic security of those involved. It is for this reason that the Fair Housing Act and other federal and state laws were created. Federal laws guarantee the right to a housing market free from discrimination based on race, color, religion, sex, handicap, familial status, and national origin. New York law extends protection based on age, creed, marital status, military status, and sexual orientation.

The number of persons in fair housing "protected class" groups will continue to grow as our nation becomes more diverse. More than 1 of every 3 U. S. residents will be a member of one these "protected classes" by the year 2020. If real estate professionals plan to prosper in the practice of real estate now and in the future, they must understand and accept diversity in our population. Real estate professionals must be prepared to welcome all persons as clients, customers, buyers, sellers, and renters and provide equal levels of professional service. Success in real estate will be demonstrated by those professionals who can market quality housing services to the nation's changing population fairly and equally.

### **Using This Text**

This textbook was designed to help you become knowledgeable about fair housing laws and make you more aware of your duties and responsibilities to treat all of your clients fairly and equally under the law. The principles set forth by the Fair Housing Act must be applied to the daily practice of real estate to assure housing discrimination does not occur. Through a better understanding of the Fair Housing Act, real estate professionals can help promote equality in the housing market and limit personal liability.

Whether in the classroom or studying on your own, you will find the information presented here is clear and concise. The text provides key training terms, tricks of the trade, chapter summaries, and chapter quizzes to help you not only learn the material, but retain it and put it into practice, as well.

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