

Fair Housing & Equal Opportunity

The sale and purchase of a home is one of the most significant events that any person will experience in his or her lifetime. It is more than housing, it encompasses the hopes, dreams, aspirations, and economic destiny of those involved.

As of January 1, 2025, REALTORS® are required to complete Fair Housing/Anti-Bias Training upon becoming a member, and every 3 years thereafter, coinciding with the Code of Ethics training timeline.



Completion confirmations should be emailed to member@wisre.com or presented at check-in during Orientation.

This document dedicated to resources and tools that help REALTOR® members and associations learn more about fair housing.



Introduction to Fair Housing

Fair housing guarantees equal access to housing opportunities, protecting individuals from discrimination. It upholds ethical real estate practices and supports diverse, inclusive communities where all people can find suitable housing. By understanding and adhering to fair housing principles, real estate professionals help build trust, foster equity, and create a stronger, more vibrant housing market.

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The Fair Housing Law

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable. In Wisconsin, it is unlawful for a housing provider to discriminate against a current or prospective home buyer or tenant based on:

- Race
- Color
- National Origin
- Religion
- Age
- Sex
- Familial Status (i.e. children)
- Marital Status
- Sexual Orientation
- Gender Identity
- Disability
- Source of Income (e.g. a Section 8 voucher)
- Veteran or Active Military Status
- Genetic Information

Fair Housing in Practice

REALTORS® uphold fair housing standards by following federal, state, and local laws that prohibit housing discrimination. They are committed to providing equal service to all clients, regardless of protected characteristics such as race, color, national origin, religion, sex, disability, or familial status. Through continuous education and ethical practices, they help ensure fair access to housing opportunities.

Additionally, REALTORS® advocate for policies that support inclusive communities and work to prevent discrimination in the industry. By adhering to the National Association of REALTORS® Code of Ethics, they reinforce their dedication to fair and equitable housing for everyone.



THAT'S WHO WE 

REALTORS® are members of the National Association of REALTORS®

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Eight Simple Ways to Uphold Fair Housing Standards

 <p>Know the Law Stay informed about federal, state, and local fair housing laws.</p>	 <p>Provide Equal Service Treat all clients fairly, regardless of protected characteristics.</p>	 <p>Use Inclusive Language Avoid discriminatory terms in listings, advertising, and communications.</p>	 <p>Stay Educated Participate in fair housing training and stay updated on best practices.</p>
 <p>Avoid Steering Offer all clients the same options without influencing choices based on personal characteristics.</p>	 <p>Be Mindful of Bias Recognize and eliminate implicit biases in your interactions.</p>	 <p>Report Violations Speak up against discriminatory practices in the industry.</p>	 <p>Promote Inclusive Policies Advocate for fair housing policies and support diverse communities.</p>

Accessibility and Accommodation

Fair housing laws require housing providers to make reasonable accommodations and modifications for individuals with disabilities. Accommodations include policy adjustments, such as allowing service animals in no-pet housing, while modifications involve physical changes, like installing ramps or grab bars. These adjustments ensure equal access to housing without imposing undue burdens on providers.



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Fair Housing Resources

National Resources	U.S. Department of Housing & Urban Development Resources:	State Resources
<ul style="list-style-type: none"> • NAR • Diversity • Disparate Impact • Marriage Equality & Real Estate • Americans With Disabilities Act (ADA) • Fair Housing Act 	<ul style="list-style-type: none"> • Report housing discrimination to HUD • HUD's "Equal Opportunity for All" Booklet • Equal Opportunity Logo • HUD Fair Housing Library • Keating Memo re: Fair Housing Occupancy Standards • Questions and Answers Concerning the Final Rule Implementing the Housing for Older Persons Act of 1995 (HOPA) 	<ul style="list-style-type: none"> • WRA • Cultural Diversity • Customers With Disabilities • Discrimination and Steering • Diversity, Equity and Inclusion • Fair Housing and Equal Opportunity • Implicit Bias • The Color of Law • CloseWithPurpose.org

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Training Information & Course Options:

- **Fairhaven: A Fair Housing Simulation** – No Cost, Online Course.
- **At Home with Diversity** – Available in an instructor led, classroom setting.
- **Bias Override: Overcoming Barriers to Fair Housing** – Available in an instructor led, classroom setting.
- **REALTORS® Commitment to Excellence (C2EX)**

If You Suspect Discrimination

Call the Local Association of REALTORS®: Local Associations of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Associations of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Call the U.S. Department of Housing and Urban Development: Complaints alleging discrimination in housing may be filed with the nearest office of the United States Department of Housing and Urban Development (HUD) or by by contacting them at <http://www.hud.gov>.

Contact and Support

Contact us at rascw@wisre.com or via phone at (608) 240-2800 during our business hours of 9:00am - 5:00pm, Monday - Friday,

