

# Fair Housing Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

**Copyright © 2025 by Examzify - A Kaluba Technologies Inc. product.**

**ALL RIGHTS RESERVED.**

**No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.**

**Notice: Examzify makes every reasonable effort to obtain from reliable sources accurate, complete, and timely information about this product.**

**SAMPLE**

## **Questions**

- 1. Which act placed a ban on segregation in schools and public places?**
  - A. The Fair Housing Act of 1968**
  - B. The Civil Rights Act of 1964**
  - C. The Americans with Disabilities Act**
  - D. The Equal Employment Opportunity Act**
- 2. What distinguishes a therapy dog from a service dog?**
  - A. A therapy dog is trained to assist multiple people**
  - B. A service dog is trained to ignore everyone but its owner**
  - C. A therapy dog cannot be in a specific place**
  - D. A service dog only serves one role**
- 3. What constitutes discrimination under the Fair Housing Act?**
  - A. Offering different lease terms to families with children**
  - B. Charging higher fees for late payments**
  - C. Increasing property taxes on rental units**
  - D. Refusal to allow pets in a no-pet policy**
- 4. Which situation might be an example of illegal eviction?**
  - A. Evicting a tenant due to noise complaints**
  - B. Evicting a tenant after a lease violation**
  - C. Evicting a tenant with a documented disability without cause**
  - D. Evicting a tenant for late rent payment**
- 5. What is Jim's request for the waiver of the guest fee due to his home health aide an example of?**
  - A. Unreasonable accommodation**
  - B. Reasonable modification**
  - C. Reasonable accommodation**
  - D. Fair housing practice**

- 6. The ADA definition of "disability" includes individuals with impairments that:**
- A. Are only recognized by medical professionals**
  - B. Are severe and permanent in nature**
  - C. Limit one or more major life activities even if not currently active**
  - D. Were diagnosed in childhood and remain unmentioned**
- 7. What is the primary purpose of reasonable accommodations under the Fair Housing Act?**
- A. To make structural changes to existing premises**
  - B. To provide exceptions to policies or rules**
  - C. To ensure accessibility in public areas**
  - D. To improve rental agreements**
- 8. Which term describes the obligation to make reasonable changes for disabled tenants?**
- A. Equal opportunity**
  - B. Displacement**
  - C. Adaptation**
  - D. Reasonable accommodation**
- 9. What did the Civil Rights Act of 1964 outlaw?**
- A. Discrimination in employment only**
  - B. Segregation in schools and public places**
  - C. Affirmative action in housing**
  - D. Housing discrimination based on age**
- 10. What rights do tenants have regarding emotional support animals in rental housing?**
- A. No rights at all regarding pets**
  - B. Rights that are less than service animal rights**
  - C. Similar rights as those with service animals**
  - D. Full rights regardless of owner policy**

## **Answers**

SAMPLE

1. B
2. B
3. A
4. C
5. C
6. C
7. B
8. D
9. B
10. B

SAMPLE

## **Explanations**

SAMPLE



**1. Which act placed a ban on segregation in schools and public places?**

- A. The Fair Housing Act of 1968**
- B. The Civil Rights Act of 1964**
- C. The Americans with Disabilities Act**
- D. The Equal Employment Opportunity Act**

The Civil Rights Act of 1964 is the legislation that placed a significant ban on segregation in schools and public places. This landmark act was a pivotal moment in the American civil rights movement, as it aimed to end discrimination based on race, color, religion, sex, or national origin. Title II of the Act specifically prohibits discrimination in public accommodations, which includes schools, hotels, and restaurants, effectively mandating the desegregation of these spaces. The significance of this Act goes beyond just prohibition; it empowered the federal government to enforce desegregation and take legal action against entities that violated these provisions. This helped to dismantle institutionalized segregation and advance social justice in the United States. The other options, while also important pieces of legislation, do not directly address the segregation in educational and public environments in the same way.

**2. What distinguishes a therapy dog from a service dog?**

- A. A therapy dog is trained to assist multiple people**
- B. A service dog is trained to ignore everyone but its owner**
- C. A therapy dog cannot be in a specific place**
- D. A service dog only serves one role**

The correct understanding highlights that a therapy dog is trained to assist multiple people, particularly in settings such as hospitals, schools, and nursing homes, providing comfort, emotional support, and companionship. This role often involves interacting with numerous individuals rather than focusing solely on a specific handler. In contrast, a service dog is specifically trained to perform tasks for an individual with a disability, giving them a level of independence that might otherwise be unattainable. The nature of their training includes the ability to respond to commands and mitigate their handler's disability. Therefore, therapy dogs and service dogs serve distinctly different purposes, with the former generally aiding multiple people in various environments. While it may seem that a service dog should only focus on its owner, the statement claiming it "ignores everyone but its owner" does not accurately represent the broader capabilities and purpose of service dogs, which also includes being social but focused on assisting their specific handler. Similarly, the other options regarding the restrictions of therapy dogs and the singular function of service dogs are not accurate in describing their roles. Understanding these differences is crucial for recognizing the various ways both types of dogs contribute positively to society.

### **3. What constitutes discrimination under the Fair Housing Act?**

- A. Offering different lease terms to families with children**
- B. Charging higher fees for late payments**
- C. Increasing property taxes on rental units**
- D. Refusal to allow pets in a no-pet policy**

Discrimination under the Fair Housing Act occurs when individuals are treated differently in housing-related activities based on specific protected characteristics. One of these characteristics is familial status, which includes families with children under the age of 18. Offering different lease terms to families with children constitutes discrimination because it is treating individuals unequally based solely on this protected status. The Fair Housing Act aims to ensure that all individuals have equal access to housing opportunities, and imposing different lease terms can create a barrier that unfairly targets families with children. This may include higher rent, additional fees, or more stringent requirements, which would discourage families from exercising their right to housing. In contrast, the other options do not necessarily involve discrimination on the basis of any protected classes as outlined in the Fair Housing Act. Charging higher fees for late payments is generally permissible as it applies uniformly to all tenants, increasing property taxes affects landlords and local communities rather than individuals based on protected characteristics, and enforcing a no-pet policy is not discrimination unless it selectively targets individuals based on criteria such as disability, which is not indicated here.

### **4. Which situation might be an example of illegal eviction?**

- A. Evicting a tenant due to noise complaints**
- B. Evicting a tenant after a lease violation**
- C. Evicting a tenant with a documented disability without cause**
- D. Evicting a tenant for late rent payment**

Evicting a tenant with a documented disability without cause is an example of illegal eviction because it violates fair housing laws that protect individuals with disabilities. The Fair Housing Act prohibits discrimination against people based on their disability status, which includes taking adverse action, such as eviction, solely because a tenant has a disability. In this case, failing to provide a justifiable cause for eviction, particularly for someone with a recognized disability, is a breach of their rights under the law. To understand this in context, other options typically involve scenarios where the eviction may be legally justified. For instance, noise complaints may lead to an eviction if they violate the lease agreement, and a lease violation or late rent payment are common reasons for termination of tenancy as stipulated in most rental agreements. However, such circumstances would not be sufficient grounds to act against tenants with disabilities without reviewing their case in accordance with fair housing regulations.

**5. What is Jim's request for the waiver of the guest fee due to his home health aide an example of?**

- A. Unreasonable accommodation**
- B. Reasonable modification**
- C. Reasonable accommodation**
- D. Fair housing practice**

Jim's request for a waiver of the guest fee for his home health aide is an example of reasonable accommodation because it pertains to a modification to a rule or policy that allows a person with a disability to fully use and enjoy their dwelling. The Fair Housing Act requires housing providers to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford individuals with disabilities equal opportunity to use and enjoy a dwelling. In this scenario, the guest fee could be a barrier for Jim to access necessary support, which is the role of his home health aide. By waiving this fee, the housing provider is enabling Jim to receive the essential care he needs without being financially penalized, thus ensuring he can enjoy his living situation fully. This aligns with the obligations laid out under the Fair Housing Act for accommodating individuals with disabilities.

**6. The ADA definition of "disability" includes individuals with impairments that:**

- A. Are only recognized by medical professionals**
- B. Are severe and permanent in nature**
- C. Limit one or more major life activities even if not currently active**
- D. Were diagnosed in childhood and remain unmentioned**

The definition of "disability" under the Americans with Disabilities Act (ADA) is indeed comprehensive and encompasses individuals with impairments that limit one or more major life activities, regardless of whether those activities are currently active. This means that a past impairment that still affects a person's daily life counts as a disability. For instance, someone who has a history of a mental health condition may not exhibit symptoms at all times, yet they still experience limitations in areas like concentrating, communicating, or working. This understanding allows for a more inclusive interpretation of disability, ensuring that support and accommodations are available to those who may not meet a more traditional or stringent definition based solely on current active symptoms. The other options do not align with the ADA's broad definition and would therefore exclude individuals who may need protection under the law. For example, suggesting that impairments must be recognized only by medical professionals ignores the everyday experiences of those living with disabilities. Additionally, limiting the definition to severe and permanent conditions would exclude many individuals with manageable impairments that nonetheless affect their life activities. Finally, focusing solely on impairments diagnosed in childhood would leave out adults who develop disabilities later in life, which is not in line with the ADA's intent of being inclusive and protective of all individuals facing various

- 7. What is the primary purpose of reasonable accommodations under the Fair Housing Act?**
- A. To make structural changes to existing premises**
  - B. To provide exceptions to policies or rules**
  - C. To ensure accessibility in public areas**
  - D. To improve rental agreements**

The primary purpose of reasonable accommodations under the Fair Housing Act is to provide exceptions to policies or rules that may create barriers to individuals with disabilities. This aspect of the Fair Housing Act recognizes that individuals with disabilities may require modifications in order to fully enjoy their housing. For instance, a landlord might allow a tenant with a mobility impairment to have a service animal in a no-pets building, or permit a tenant to modify the rules around parking to accommodate their needs. This provision is essential because it aims to ensure equal opportunity and access to housing for individuals with disabilities, rather than imposing a one-size-fits-all set of rules that could unnecessarily hinder their ability to live comfortably. Reasonable accommodations are meant to enhance the living conditions of individuals by allowing adjustments that do not fundamentally alter the nature of the housing or burden the housing provider. Other options, such as making structural changes to existing premises, ensuring accessibility in public areas, or improving rental agreements, may be important considerations within the broader context of fair housing and accessibility but do not capture the specific intent behind reasonable accommodations. These are often addressed through different regulatory or legal frameworks, such as the Americans with Disabilities Act (ADA), rather than the Fair Housing Act's provisions related to reasonable accommodations.

- 8. Which term describes the obligation to make reasonable changes for disabled tenants?**
- A. Equal opportunity**
  - B. Displacement**
  - C. Adaptation**
  - D. Reasonable accommodation**

The correct answer is "Reasonable accommodation." This term specifically refers to the duty of landlords or housing providers to make modifications or adjustments to policies, practices, or physical spaces to enable individuals with disabilities to have equal access to housing opportunities. Reasonable accommodations can include making physical changes to a property, such as installing grab bars in a bathroom, or allowing service animals in housing that may have a no-pets policy. The obligation to provide reasonable accommodations stems from laws like the Fair Housing Act and the Americans with Disabilities Act, which aim to eliminate discrimination based on disability and ensure that individuals with disabilities can live independently and participate fully in society. Understanding this concept is crucial for anyone involved in housing practices, as it highlights the importance of inclusivity and accessibility for individuals with disabilities, ensuring that their rights are upheld in housing situations.

## 9. What did the Civil Rights Act of 1964 outlaw?

- A. Discrimination in employment only
- B. Segregation in schools and public places**
- C. Affirmative action in housing
- D. Housing discrimination based on age

The Civil Rights Act of 1964 was a landmark piece of legislation that aimed to eliminate discrimination and promote equality in various aspects of American life. Among its most significant provisions, it outlawed segregation in public places and schools. This was a critical step in the fight against racial discrimination, as it established legal standards that prohibited segregation based on race in both educational settings and public accommodations, such as restaurants, hotels, and theaters. This legislation laid the groundwork for subsequent laws aimed at combating discrimination in other areas, including housing and employment. However, the Act's immediate focus was on eliminating segregation and ensuring that individuals had equal access to public services and education without discrimination based on race, color, religion, or national origin. By addressing these issues, the Civil Rights Act of 1964 played a vital role in the broader civil rights movement, reinforcing the principles of equality and justice in American society.

## 10. What rights do tenants have regarding emotional support animals in rental housing?

- A. No rights at all regarding pets
- B. Rights that are less than service animal rights**
- C. Similar rights as those with service animals
- D. Full rights regardless of owner policy

Tenants have specific rights regarding emotional support animals (ESAs) in rental housing, which can be understood in the context of the Fair Housing Act (FHA). Under the FHA, individuals with disabilities have the right to request reasonable accommodations, which includes the presence of an emotional support animal, even if the rental property has a no-pet policy. The rights associated with emotional support animals are indeed similar to those of service animals but may not be completely equivalent. Service animals, as defined by the Americans with Disabilities Act (ADA), are typically limited to dogs that have been trained to perform specific tasks related to a person's disability. Emotional support animals, while recognized under the FHA, do not have the same public access rights guaranteed to service animals and are generally seen as providing companionship rather than performing specific tasks. Because of this distinction, the rights of tenants with emotional support animals are considered less comprehensive than those afforded to service animal handlers. Tenants with ESAs can request accommodations, but landlords can impose certain conditions that may not apply to service animals. For example, landlords may require documentation from a licensed mental health professional to validate the need for emotional support, which is a specific aspect of the process unlike that of service animals. Therefore, the correct understanding of