



GEORGIA REAL ESTATE EXAM GLOSSARY

Americans with Disabilities Act (ADA)

The Americans with Disabilities Act is the federal civil-rights law prohibiting disability discrimination in covered employment, government services, public accommodations, commercial facilities, transportation, and communications.

OFFICIAL AREA

Practice of Real Estate

KNOWLEDGE CLUSTER

Disability access

LEARNING SYSTEM

Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

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01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does Americans with Disabilities Act (ADA) mean?

The Americans with Disabilities Act is the federal civil-rights law prohibiting disability discrimination in covered employment, government services, public accommodations, commercial facilities, transportation, and communications.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

The ADA covers public-facing and other specified facilities and services. The Fair Housing Act governs dwellings and housing-related conduct, though both can apply to a leasing office or mixed-use property.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia sales offices, leasing offices, and public accommodations can have ADA duties even when residential units are primarily analyzed under fair housing law.

WORKED EXAMPLE

A residential leasing office open to the public must address public-accommodation accessibility even though requests within the apartments fall under fair housing rules.

EXAM TRAP

Do not apply one statute to the entire property without separating the use of each space and the conduct at issue.

Memory cue: Do not apply one statute to the entire property without separating the use of each space and the conduct at issue.



02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains Americans with Disabilities Act (ADA)?

- A** The federal Fair Housing Act prohibits discrimination in covered housing sales, rentals, advertising, financing, brokerage, and related services because of race, color, religion, sex, familial status, national origin, or disability.
- B** A reasonable accommodation is a necessary change, exception, or adjustment to a housing rule, policy, practice, or service that gives a person with a disability an equal opportunity to use and enjoy a dwelling.
- C** The Americans with Disabilities Act is the federal civil-rights law prohibiting disability discrimination in covered employment, government services, public accommodations, commercial facilities, transportation, and communications.
- D** A reasonable modification is a necessary physical change to a dwelling or common area that enables a person with a disability to fully use and enjoy the housing.

CORRECT ANSWER: C

Americans with Disabilities Act (ADA) is correct. The Americans with Disabilities Act is the federal civil-rights law prohibiting disability discrimination in covered employment, government services, public accommodations, commercial facilities, transportation, and communications. The ADA covers public-facing and other specified facilities and services. The Fair Housing Act governs dwellings and housing-related conduct, though both can apply to a leasing office or mixed-use property. Georgia sales offices, leasing offices, and public accommodations can have ADA duties even when residential units are primarily analyzed under fair housing law.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- ☐ I can define the term in one precise sentence.
- ☐ I can separate it from the closest look-alike.
- ☐ I can explain the Georgia rule or confirm that the national rule applies.
- ☐ I can answer the practice check and explain every option.



03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Fair Housing Act

The federal Fair Housing Act prohibits discrimination in covered housing sales, rentals, advertising, financing, brokerage, and related services because of race, color, religion, sex, familial status, national origin, or disability.

<https://www.passgeorgiarealestate.com/glossary/fair-housing-act>

RELATED TERM

Reasonable accommodation

A reasonable accommodation is a necessary change, exception, or adjustment to a housing rule, policy, practice, or service that gives a person with a disability an equal opportunity to use and enjoy a dwelling.

<https://www.passgeorgiarealestate.com/glossary/reasonable-accommodation>

RELATED TERM

Reasonable modification

A reasonable modification is a necessary physical change to a dwelling or common area that enables a person with a disability to fully use and enjoy the housing.

<https://www.passgeorgiarealestate.com/glossary/reasonable-modification>

RELATED TERM

Protected class

A protected class is a group defined by a characteristic that anti-discrimination law prohibits decision-makers from using as a basis for specified housing, credit, employment, or public-accommodation conduct.

<https://www.passgeorgiarealestate.com/glossary/protected-class>

RECOMMENDED NEXT COMPLETE LESSON

Practice of Real Estate complete lesson

<https://www.passgeorgiarealestate.com/study-guide/practice-of-real-estate/fair-housing-advertising-and-ada>

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

<https://test-takers.psiexams.com/api/content/bulletin/4672>

2. ADA.gov, 2010 ADA Standards for Accessible Design

U.S. Department of Justice source for public-accommodation accessibility requirements.

<https://www.ada.gov/law-and-regs/design-standards/2010-stds/>

3. U.S. Department of Housing and Urban Development, Fair Housing Act Overview

Federal source for protected classes, prohibited conduct, accommodations, and modifications.

<https://www.hud.gov/helping-americans/fair-housing-act-overview>