



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

OFFICIAL AREA

Practice of Real Estate

KNOWLEDGE CLUSTER

Fair housing

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 Fair Housing Act mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

The Fair Housing Act governs housing discrimination. The ADA primarily governs accessibility and discrimination in public accommodations, commercial facilities, and covered services.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The federal Act applies throughout Georgia, and additional state or local protections may also apply. Licensees should use consistent objective service standards and truthful inclusive advertising.

WORKED EXAMPLE

A landlord applies a higher deposit only to families with children even though the property has no lawful exemption.

EXAM TRAP

A neutral-sounding policy can still violate fair housing through intentional treatment or unlawful effect, and a client's instruction is no defense.

Memory cue: A neutral-sounding policy can still violate fair housing through intentional treatment or unlawful effect, and a client's instruction is no defense.



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 Fair Housing Act?

- A** 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.
- B** Steering is guiding a housing prospect toward or away from neighborhoods, properties, or communities because of the person's protected-class status or the protected-class composition of an area.
- C** Blockbusting is inducing or attempting to induce owners to sell or rent by suggesting that people of a protected class are entering or may enter the area and that negative consequences will follow.
- D** 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.

CORRECT ANSWER: D

Fair Housing Act is correct. 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. The Fair Housing Act governs housing discrimination. The ADA primarily governs accessibility and discrimination in public accommodations, commercial facilities, and covered services. The federal Act applies throughout Georgia, and additional state or local protections may also apply. Licensees should use consistent objective service standards and truthful inclusive advertising.

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

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>

RELATED TERM

Steering

Steering is guiding a housing prospect toward or away from neighborhoods, properties, or communities because of the person's protected-class status or the protected-class composition of an area.

<https://www.passgeorgiarealestate.com/glossary/steering>

RELATED TERM

Blockbusting

Blockbusting is inducing or attempting to induce owners to sell or rent by suggesting that people of a protected class are entering or may enter the area and that negative consequences will follow.

<https://www.passgeorgiarealestate.com/glossary/blockbusting>

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>

RECOMMENDED NEXT COMPLETE LESSON

Practice of Real Estate complete lesson

<https://www.passgeorgiarealestate.com/study-guide/practice-of-real-estate/prohibited-fair-housing-conduct>

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. 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>