

Real Estate Fair Housing Questions & Answers May 2022

What is Fair Housing?

Fair Housing refers to the historical and current barriers, policies, and biases that prevent equitable access to housing. It is the right to choose housing free from unlawful discrimination: regardless of age, disability or level of ability, family situation, gender (including sexual orientation, gender identity, and gender expression), marital status, national origin (including language), race (including ethnicity), religion, or veteran status. Department of Licensing is tasked with creating a specific course of study that provides practical information relating to Fair Housing for licensed brokers and managing brokers.

Why do I have to take this course?

Fair Housing education was passed by the Legislature during the 2021 Legislation. It is a requirement for new licensed Brokers to have education on Fair Housing and for continuing education of licensed Brokers and Managing Brokers.

When and where will the required education be offered?

The Fair Housing course will be offered from a Real Estate Educational school. To ensure proper training and credit, search for, Washington Real Estate Fair Housing (6hr). Sign up for the 6-hour course after June 1, 2022. DOL will allow Licensees until June 1, 2023, to take the Fair Housing 6-hour course. This provides a full year to sign up and complete the Washington Real Estate Fair Housing (6hr) course.

Will the new Fair Housing curriculum replace other course requirements?

No. Washington Real Estate Fair Housing will have its own curriculum and certification. However, it will be updated in the curriculum for Real Estate Fundamentals and the Real Estate Law.

If I am starting my pre-licensing prior to June 1, 2022, or if I have already received the pre-licensing fundamentals course do I need to take the 6-hour course?

Yes. At your first renewal after June 1, 2022, you will need to take the Washington Real Estate Fair Housing (6hr) course to receive credit.

Will you supply a link to the course?

Yes, when it has been developed and approved. You will find it through the Search feature when looking for other types of continuing education.

How do I sign up for Fair Housing education?

Search for the course Washington Real Estate Fair Housing (6hr). After your first renewal and completion of the 6-hr course you will need to take the Washington Real Estate Fair Housing (3hr).

Will you let the industry know when the courses are available?

Yes. We will send out communication through our ListServ, update our web [What's new](https://www.dol.wa.gov/business/realestate/renews.html) page (<https://www.dol.wa.gov/business/realestate/renews.html>), and answer questions received at our DOL Education 5378 (DOLEducation5378@dol.wa.gov) [inbox](#).

If I have already started my renewal and continuing education requirements, will I need to include Fair Housing if my renewal is in July?

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Yes, you will need to take the Washington Real Estate Fair Housing (6hr) course to receive credit. DOL will allow Licensees until June 1, 2023, to take the Fair Housing 6-hour course. This provides a full year to sign up and complete the Washington Real Estate Fair Housing (6hr) course. At your next renewal cycle you will complete the Washington Real Estate Fair Housing (3hr).

If we teach our own courses related to our particular industry do we have to include Fair Housing?

This is up to your company to develop an approved course on Fair Housing or have your licensed Brokers and Managing Brokers take a Fair Housing course. They will need to take the initial 6-hour class after June 1, 2022. At their next renewal time, they will complete a 3-hour course.

As a managing Broker, do I have to take the Fair Housing course?

Yes, you will need to complete Fair Housing education. DOL will allow Licensees until June 1, 2023, to take the Fair Housing 6-hour course. This provides a full year to sign up and complete the Washington Real Estate Fair Housing (6hr) course.

What happens to my license if I do not take the Fair Housing course?

You will be out of compliance and your license will expire. Fair Housing is a mandatory training course for licensure. DOL will allow Licensees until June 1, 2023, to take the Fair Housing 6-hour course. This provides a full year to sign up and complete the Washington Real Estate Fair Housing (6hr) course.

If my license is scheduled to renew on June 2, 2022, how do I complete the FH 6-hour course?

DOL will allow Licensees until June 1, 2023, to take the Fair Housing 6-hour course. This provides a full year to sign up and complete the Washington Real Estate Fair Housing (6hr) course.

If I have taken other Fair Housing courses for my continued education, will I get the Fair Housing credit?

No. You must take the Washington Real Estate Fair Housing (6hr) course to receive the proper credit.

If I am an instructor, how do I sign up to teach Fair Housing?

You would fill out the Real Estate [Instructor Approval Application](https://www.dol.wa.gov/forms/623125.pdf) form (https://www.dol.wa.gov/forms/623125.pdf) and submit for approval. You may fill out the form via your online account and submit or go to our Real Estate website, Forms section, fill out the form and upload to your box account.

As a school, I want to teach Fair Housing, how do I do that?

You would fill out the Real Estate [Continuing Education Course Approval Application](https://www.dol.wa.gov/forms/623123.pdf) form (https://www.dol.wa.gov/forms/623123.pdf) and submit for approval. You may fill out the form via your online account and submit or go to our Real Estate website, Forms section, fill out the form and upload to your box account.

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What is the difference between other Fair Housing courses and DOL's Washington Real Estate Fair Housing?

DOL's is the approved course that a licensee will receive credit and continue being licensed. By law, DOL creates the curriculum outline. The curriculum is used by the Schools and Instructors to provide a detailed curriculum around the topics. The goal is to ensure all licensees have the necessary training and understanding of historic and current discriminations surrounding the buying, selling, and renting of houses.