



2026 FAIR HOUSING UPDATES AND CLARIFICATIONS

FOR REALTORS® | CURRENT AS OF JULY 29, 2026

APRIL 24, 2026

SCHOOLS AND CRIME INFORMATION

CHANGE: HUD clarified that sharing truthful school-quality and neighborhood-crime information does not automatically violate the Fair Housing Act.

AGENT ACTION: Use objective sources, provide the same type of information consistently, avoid personal opinions, and never use the information to steer consumers.

MAY 22, 2026

EMOTIONAL-SUPPORT ANIMALS

CHANGE: HUD will generally pursue pet-policy accommodation complaints only when an animal is individually trained to perform disability-related work or tasks. Untrained emotional-support animals are no longer automatically treated the same way under HUD's enforcement policy.

AGENT ACTION: Do not independently approve or deny requests. State laws, local laws, court decisions, and private claims may provide broader protections. Contact your broker before changing any existing policy.

SEPTEMBER 2025

WITHDRAWN HUD GUIDANCE

CHANGE: HUD withdrew earlier guidance involving appraisal discrimination, limited English proficiency, assistance animals, land-use practices, sexual orientation and gender identity, special-purpose credit programs, and disparate-impact enforcement.

AGENT ACTION: A guidance withdrawal does not make discrimination legal. Continue providing consistent service and follow state law, local law, brokerage policy, and the REALTOR® Code of Ethics.

APRIL 2, 2025

AFFIRMATIVELY FURTHERING FAIR HOUSING

CHANGE: HUD reduced federal planning and reporting requirements for participating governments, public housing agencies, and grant recipients.

AGENT ACTION: This generally does not change an agent's responsibilities during an ordinary transaction. Fair-housing and nondiscrimination requirements still apply.

BROKER ESCALATION

Stop and contact your broker whenever a situation involves a discrimination complaint, accommodation request, disputed assistance animal, questionable advertisement, protected characteristic, or conflict among federal, state, local, ethical, and brokerage requirements.

EDUCATIONAL REFERENCE ONLY - NOT LEGAL ADVICE

iNVISIQ cannot and will not provide legal advice. Consult your broker and qualified counsel.

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