

State of Montana
Property Management Pre-Licensing Course
ADA/Fair Housing Test

1. Rent control laws prohibit discrimination in marketing and leasing residential property. T or F
2. Fair Housing laws cover smokers, pet owners, and disabled individuals. T or F
3. Fair Housing laws cover unmarried couples, pregnant women, and the presence of one or more children under age 18. T or F
4. Jane owns a duplex. She lives in one side and rents out the other side. Because she lives on the property, she does not have to follow the fair housing laws. T or F
5. A licensed property manager must give preference to disabled applicants when hiring for office positions within their company. T or F
6. ADA stands for "All Disabled Americans." T or F
7. Fair Housing law requires property managers to make all reasonable accommodations for disabled tenants including the installation of elevators. T or F
8. Under Fair Housing law, a rental property without assigned parking must be updated to provide handicapped parking space for a tenant with a disability if it's requested by the tenant. T or F
9. Service animals for disabled tenants are not allowed in "no pet" rentals. T or F
10. The ADA covers public accommodations and the accessibility of those accommodations. T or F
11. Linda is showing properties to a young Russian family. She only takes them to homes located on the north end of town where other Russians currently live. This is an example of "blockbusting." T or F
12. "Steering" is related to leasing agents only showing property in a certain area of the town or community. T or F
13. A local property management company has stopped managing properties in an area of town which is predominately Chinese. This is an example of "redlining." T or F

14. A senior citizen community can discriminate against couples who are over the age of 62 and unmarried. T or F
15. A property manager may advertise properties as "Adults Only." T or F
16. It is illegal to refuse to rent to someone in a minority group on the basis of a bad credit history. T or F
17. The maximum fine for the first violation of the Federal Fair Housing Act is \$21,039. T or F
18. A property manager must make reasonable accommodations for an employee with a known disability. T or F
19. The fine for the first violation of the Federal Fair Housing Act is \$16,000. T or F
20. Families with children may be refused rental in buildings whose occupancy is reserved exclusively for those age 62 and older. T or F
21. A senior citizen community can legally discriminate against a couple age 62 and 54. T or F
22. During a tenant's tenancy, the tenant is injured and now confined to a wheelchair. The tenant requests that you lower all the light switches and install pull bars. Who would pay for the cost of these improvements?
23. If you own a duplex and are not a licensed property manager, you may discriminate when choosing a tenant. T or F

18 Correct = 80%