



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

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FAIR HOUSING LANGUAGE UPDATED *EFFECTIVE March 25, 2008*

House Bill 372, effective March 25, 2008, revised Ohio Revised Code 4735.16 and 4735.55. Specifically, as of March 25, 2008, the fair housing poster and the fair housing pamphlet must indicate that it is illegal to discriminate against any person because of military status. A revised fair housing poster and pamphlet are enclosed.

As always, the fair housing poster must be prominently displayed in the same immediate area as the licenses and must also bear:

- the United States department of housing and urban development equal housing logo
- information that the broker and the broker's salespersons are licensed by the Division of Real Estate and Professional Licensing
- information that the Division can be contacted for inquiries and consumer complaints
- information on the Real Estate Recovery Fund (O.R.C. 4735.12) as a source of revenue for unsatisfied civil judgments against a licensee
- the Division's address and telephone number

In addition, all written agency agreements and consumer guides to agency relationships must indicate that it is illegal to discriminate against any person because of military status. Both must also include a definition of the practice known as "blockbusting" and a statement that it is illegal.

As always, written agency agreements must also contain:

- an expiration date
- a place for the licensee and the client to sign and date the agreement
- the United States department of housing and urban development equal housing opportunity logotype as evidence of compliance with the prohibitions against discrimination in advertising under the Fair Housing Act

Finally, a licensee is still required to furnish a copy of any written agency agreement to a client in a timely manner after the licensee and the client have signed and dated it.

For pre-printed materials, the Division recommends providing an addendum to include the new fair housing language. If the pre-printed materials contain carbon copies, attach an addendum to each copy. The addendum should include the fair housing statement and have a place to obtain the client's signature. Maintain a copy for company files.

If you have any questions regarding these changes, please contact the Division at (614) 466-4100.