

# VALUATION BIAS AND FAIR HOUSING LAWS AND REGULATIONS COURSE OUTLINE

The course must contain information to ensure the appraiser understands valuation bias and fair housing laws and regulations related issues. The same outline is required for the seven (7) hour course, the eight (8) hour course (which is the seven-hour course plus a one-hour exam) and the four (4) hour course.

However, the four-hour course will have less content on the topics of “Understanding Real Estate Bias” and “Federal Fair Housing Laws and Regulations” and more content on “Valuation Bias” and “Case Studies.”

Education developers must include the topics contained in the following outline when creating course content:

## **A. Understanding Real Estate Bias**

1. Historical Context
  - a. Role of the following: real estate agents, insurance, appraisers, lenders, Government Sponsored Enterprises, federal, state and local agencies, and legislation
  - b. Redlining
  - c. Restrictive Covenants
  - d. Court Rulings
2. Contemporary Context
  - a. Economic Impact of Property Value Disparities for Protected Classes
  - b. Public Conversation Regarding Valuation Bias
  - c. Recent Cases and Developments

## **B. Federal Fair Housing and Antidiscrimination Laws and Regulations**

1. Laws and Regulations
  - a. Civil Rights Act of 1866 (Section 1981 and Section 1982)
  - b. Fair Housing Act
  - c. Equal Credit Opportunity Act (ECOA)
  - d. Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA)
  - e. Unfair and Deceptive Acts and Practices (UDAP)
  - f. Unfair, Deceptive or Abusive Acts and Practices (UDAAP)
2. Key Legal Concepts
  - a. Disparate Treatment
  - b. Disparate Impact

## **C. Valuation Bias**

1. Components of Valuation Bias
  - a. Explicit
  - b. Implicit
  - c. Structural
2. Recognizing and Avoiding Valuation Bias

## **D. Case Studies**

1. Current Valuation Bias Topics
2. Best Practices for Avoiding Valuation Bias