

Fair Housing: Recent Cases and Enforcement Trends
ICSC 2026 Michigan Continuing Education Program
For Real Estate Professionals

Speak Name: Namir George
Course Length: 1 Hour
Presentation Title: Fair Housing

Session Overview:

This course reviews recent fair housing enforcement actions, court cases, and federal agency guidance impacting housing providers, property managers, and real estate professionals. The presentation highlights how recent legal developments affect day-to-day real estate practices and compliance obligations under the Fair Housing Act.

Session Outline:

1. Overview of the Federal Fair Housing Act

Brief review of the Fair Housing Act and its purpose in preventing discrimination in housing transactions. Discussion of the seven federally protected classes and common prohibited practices including discrimination in advertising, steering, refusal to rent or sell, and discriminatory terms or conditions.

2. Recent Fair Housing Reports and Enforcement Trends

Review of recent fair housing enforcement activity and trends identified in national Fair Housing Reports. Discussion will focus on complaint statistics, common violations, and the increased role of federal enforcement agencies in housing discrimination cases.

3. HUD Enforcement Action – HUD No. 24-176

Review of the HUD enforcement action outlined in HUD News Release No. 24-176. Discussion of the alleged discriminatory housing practices and the enforcement actions taken by HUD. Examination of how this case illustrates HUD's current enforcement priorities.

4. Connolly et al. v. Lanham

Discussion of the Connolly v. Lanham case involving alleged discriminatory housing practices. Review of the legal claims, court findings, and implications for landlords and housing providers regarding compliance with fair housing requirements.

5. Wetzel v. Glen St. Andrew Living Community

Analysis of the Wetzel case involving harassment and discrimination in housing. Discussion of the court's decision and its significance regarding the responsibility of housing providers to address harassment between residents.

6. State of Robert J. Romig v. Boulder Bluff Condominium Association

Review of the legal dispute involving alleged discrimination within a condominium association. Discussion will focus on the responsibilities of condominium boards and associations under fair housing laws.

7. Fox Bay Civic Association Inc. v. Creswell

Discussion of the Fox Bay Civic Association case and issues involving housing discrimination claims within community associations. Examination of the legal outcome and lessons for community governance and fair housing compliance.

8. Robles v. Domino's – Accessibility and Digital Access

Review of the Robles v. Domino's case and its broader implications for accessibility under civil rights laws. Discussion of how accessibility issues, including digital platforms, may intersect with fair housing obligations.

9. DOJ and HUD Enforcement Reports

Overview of recent enforcement actions by the U.S. Department of Justice and HUD related to housing discrimination. Discussion of penalties, settlements, and compliance requirements imposed on housing providers and real estate professionals.

Conclusion:

Summary of key takeaways from recent fair housing cases and enforcement actions. Discussion of best practices real estate professionals can implement to reduce risk and ensure compliance with federal and state fair housing laws.