

STATE AND FEDERAL PROTECTED CLASSES

State and Federal Laws protect individuals from housing discrimination.

The following protected classes are found both under State and Federal Law: race; color; national origin; ancestry; sex; sexual orientation; creed/religion; disability (mental, learning (CT only), or physical); and familial status (families with children). Connecticut has additional fair housing protections which include lawful source of income (including, but not limited to, Section 8 Voucher/RAP and Security Deposit Guarantee); gender identity and expression; age; marital status; civil union status; veteran status; status as a victim of domestic violence; and erased criminal history record information.

EXAMPLES OF FAIR HOUSING VIOLATIONS

- Refusing to sell, rent, or show a dwelling based on a potential buyer/tenant's protected class.
- Steering potential buyers/tenants to certain neighborhoods based on their race, color and/or national origin, or any other protected class.
- Increasing the security deposit based upon the number of children living in a unit.
- Requiring a potential buyer/tenant to be employed when they have sufficient income to pay the mortgage/rent from other lawful sources.
- Failing to negotiate or refusing to rent to a potential tenant because their source of income is a Section 8 voucher or RAP voucher.
- Refusing to waive a "no pet" policy for a tenant with a disability who has an assistance animal.
- Refusing to allow a tenant with a disability to reasonably modify the unit by building a ramp to the front door.

Exceptions may apply but never for real estate licensees and never on the basis of a buyer/tenant's race, color, or national origin.

PENALTIES FOR FAIR HOUSING VIOLATIONS

- Assessing money damages, costs, and/or attorney's fees.
- Imposing criminal penalties and civil fines, and other civil relief.
- Requiring changes to the Landlord's policies and practices.
- Making the house available to the prospective buyer or tenant.

This information is not intended as a complete summary of all applicable fair housing laws. Please visit www.ct.gov/CHRO for additional information. If you have questions about your legal obligations, please consult with an attorney.