



The Connecticut Fair Housing Center is a statewide non-profit civil rights organization dedicated to identifying, challenging and eliminating discrimination in housing through education, research, testing, counseling, enforcement and advocacy.

Where you live affects every part of your life. It will determine where you shop, where you work, and where your children go to school. If you are prevented from living in the neighborhood you choose because of discrimination, report it!

Housing discrimination is illegal throughout the State of Connecticut. It is against the law to deny anyone housing based on:

- **Race**
- **Color**
- **National Origin**
- **Sex**
- **Ancestry**
- **Religion**
- **Children or Family Status**
- **Mental or physical disability**
- **Marital Status**
- **Age (except minors)**
- **Sexual Orientation**
- **Legal Source of Income (refusing to accept Section 8, for example)**
- **Gender Identity or Expression**

What does discrimination look like?

Misrepresenting the availability of housing: A landlord, owner, or real estate agent tells you that the apartment, house, or condominium is not available, when in fact it has not been rented or sold.

Refusals to rent or sell: A landlord or real estate professional refuses to rent or sell to you because you are a member of one of the protected groups

Discrimination in terms and conditions: You are given different terms or rules than others because you are a member of one of the protected groups

Discriminatory Advertising: Any written statement in a newspaper or oral statement that indicates preferences or limitations for certain people. This includes any ad or brochure that is created by the owner of the property.

Use of threats, intimidation or coercion: Someone attempts to prevent you from renting or buying a house in a neighborhood by suggesting that you will not be safe or that neighbor's may not want you to move in.

Because Connecticut's low-income residents are particularly affected by discriminatory housing practices, the Center devotes its resources principally to assisting Connecticut's low-income residents. The Connecticut Fair Housing Center has been working with people in Connecticut since 1994 to end both subtle and blatant forms of discrimination.



ILLEGAL HOUSING DISCRIMINATION – A SUMMARY (September 2012)

Protected Classes	Federal or CT. Law	Property not covered ¹	Remedy
Race	Federal: 42 U.S.C. §1982 (Civil Rights Act of 1866)	None	Federal court
	State: Con.Gen.Stat. 46a-58a	None	State court or CHRO ²
Race, Color, National Origin, Ancestry, Sex, Religion	Federal: 42 U.S.C. §3604	Federal: Owner occupied bldgs. with 4 units or less	Federal court or HUD ³
	State: Con.Gen.Stat. 46a-64c	State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO
Familial Status or the presence of children	Federal: 42 U.S.C. §3604	Federal: Owner occupied bldgs. with 4 units or less	Federal court or HUD
	State: Con.Gen.Stat. 46a-64c	State: owner occupied 4 units or less; elderly housing	State court or CHRO
Disability	42 U.S.C. §3604	Federal: Owner occupied bldgs with 4 units or less	Federal Court or HUD
	29 U.S.C. §794	Federal: All housing <u>not</u> receiving federal money	Federal court
	State: Con.Gen.Stat. 46a-64c	State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO
Marital Status (except an unmarried unrelated man and woman)	State: Con.Gen.Stat. 46a-64c	State: same as above	State court or CHRO
Sexual Orientation	State: Con.Gen.Stat. 46a-81e	State: Owner occupied bldgs. with 4 units or less	State court or CHRO
Age (except minors)	State: Con.Gen.Stat. 46a-64c	State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house; elderly housing	State court or CHRO
Lawful source of income	State: Con.Gen.Stat. 46a-64c	State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO

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¹The exemptions from the law are complicated, and properties which are listed as exempt under fair housing laws may be covered by other civil rights laws.

² Connecticut Commission on Human Rights and Opportunities

³ Department of Housing and Urban Development

- It is illegal to refuse to rent or sell property, to discriminate in the terms or conditions of a rental or sale (for example, to charge different amounts), to steer, to discriminate in mortgage lending or other related practices, or to otherwise make housing unavailable because someone is a member of a protected class.
- All persons involved in any real estate transaction must make reasonable accommodations for persons with mental or physical handicaps.
- It is illegal, with some exceptions, to advertise in a discriminatory manner.