

Fair Housing Notice Pursuant to PA 16-16



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; 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); sexual orientation; gender identity and expression; age; and marital status.

THE FOLLOWING ARE EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS

- **Refusing to rent, sell, or show a dwelling based on a potential tenant's protected class.**
- **Steering potential tenants to certain neighborhoods based on their race, color and/or national origin., or any other protected class.**
- **Increasing the security deposit based on the number of children living in a unit.**
- **Requiring a potential tenant to be employed, when they have sufficient income to pay the 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 emotional support 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 on the basis of a tenant's race, color, or national origin.

Prospective Purchaser: _____ Date: _____