

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 tenant to have income from employment only to pay the rent.
- Failing to negotiate with a tenant whose 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.**