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; marital status, and veteran 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: _______________