

FAIR HOUSING NOTICE

for Sellers and Landlords



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 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 on 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.

WHAT ARE THE PENALTIES FOR VIOLATING FAIR HOUSING LAWS?

- 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

We have read and understand this notice and agree to comply with the Fair Housing laws.

Seller/Landlord: _____ Date: _____
Printed Name Signature

Seller/Landlord: _____ Date: _____
Printed Name Signature

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.