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, UniteCT, and Security Deposit Guarantee); sexual orientation; gender identity and expression; age; marital status; veteran status; status as a victim of domestic violence; and Clean Slate 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: _____