

## ILLEGAL HOUSING DISCRIMINATION -- A SUMMARY

Protected Classes	Federal or CT. Law	Property not covered <sup>1</sup>	Remedy
Race	<b>Federal:</b> 42 U.S.C. §1982 (Civil Rights Act of 1866)	None	Federal court
	<b>State:</b> Con.Gen.Stat. 46a-58a	None	State court or CHRO <sup>2</sup>
Race, Color, National Origin, Ancestry, Sex, Religion	<b>Federal:</b> 42 U.S.C. §3604	<b>Federal:</b> Owner occupied bldgs. with 4 units or less	Federal court or HUD <sup>3</sup>
	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO
Familial Status or the presence of children	<b>Federal:</b> 42 U.S.C. §3604	<b>Federal:</b> Owner occupied bldgs. with 4 units or less	Federal court or HUD
	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> owner occupied 4 units or less; elderly housing	State court or CHRO
Disability	42 U.S.C. §3604	<b>Federal:</b> Owner occupied bldgs with 4 units or less	Federal Court or HUD
	29 U.S.C. §794	<b>Federal:</b> All housing <u>not</u> receiving federal money	Federal court
	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO
Marital Status (except an unmarried unrelated man and woman)	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> same as above	State court or CHRO
Sexual Orientation	<b>State:</b> Con.Gen.Stat. 46a-81e	<b>State:</b> Owner occupied bldgs. with 4 units or less	State court or CHRO
Age (except minors)	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> Owner occupied bldgs. with 2 units or less; owner occupied rooming house; elderly housing	State court or CHRO
Lawful source of income	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO
Gender identity or expression	<b>State:</b> Con.Gen.Stat. 46a-64c	<b>State:</b> Owner occupied bldgs. with 2 units or less; owner occupied rooming house	State court or CHRO

- It is illegal to refuse to rent or sell property, to discriminate in the terms or conditions of a rental or sale (for example, to charge different amounts), to steer, to discriminate in mortgage lending or other related practices, or to otherwise make housing unavailable because someone is a member of a protected class.
- All persons involved in any real estate transaction must make reasonable accommodations for persons with mental or physical handicaps.
- It is illegal, with some exceptions, to advertise in a discriminatory manner.

<sup>1</sup>The exemptions from the law are complicated, and properties which are listed as exempt under fair housing laws may be covered by other civil rights laws.

<sup>2</sup> Connecticut Commission on Human Rights and Opportunities

<sup>3</sup> Department of Housing and Urban Development