

Summary Grid of Fair Housing Laws

| Protected Classes | Federal or CT Law | Property Not Covered | Remedy |
|--|---|--|----------------------|
| Race | Federal: 42 U.S.C. §1982 (Civil Rights Act of 1866) | None | Federal court |
| | State: Con.Gen.Stat. 46a-58a | None | State court or CHRO* |
| Race, Color, National Origin, Ancestry, Sex, Religion | Federal: 42 U.S.C. §3604 | Federal: Owner occupied bldgs. with 4 units or less; single family homes | Federal court or HUD |
| | State: Con.Gen.Stat. 46a-64c | State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house | State court or CHRO |
| Familial Status or the Presence of Children | Federal: 42 U.S.C. §3604 | Federal: Owner occupied bldgs. with 4 units or less; single family homes | Federal court or HUD |
| | State: Con.Gen.Stat. 46a-64c | State: Owner occupied 4 units or less; elderly housing | State court or CHRO |
| Disability | Federal: 42 U.S.C. §3604 | Federal: Owner occupied buildings with 4 units or less; single family homes | Federal court or HUD |
| | Federal: 29 U.S.C. §794 | Federal: All housing not receiving federal funds | Federal court |
| | State: Con.Gen.Stat. 46a-64c | State: 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) | State: Con.Gen.Stat. 46a-64c | State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house | State court or CHRO |
| Sexual Orientation | State: Con.Gen.Stat. 46a-81e | State: Owner occupied bldgs. with 4 units or less | State court or CHRO |
| Age (except minors) | State: Con.Gen.Stat. 46a-64c | State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house; elderly housing | State court or CHRO |
| Lawful Source of Income | State: Con.Gen.Stat. 46a-64c | State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house | State court or CHRO |
| Gender Identity or Expression | State: Con.Gen.Stat. 46a-64c | State: Owner occupied bldgs. with 2 units or less; owner occupied rooming house | State court or CHRO |

* The Connecticut Commission on Human Rights and Opportunities

Additional Notes:

- 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 disabilities.
- It is illegal (with some exceptions) to advertise in a discriminatory manner.