

## What Happens When You File a Complaint

CHRO will notify you when it receives your complaint and will normally:

- Notify the alleged violator of your complaint and require an answer be submitted
- Investigate your complaint and determine whether there is reasonable cause to believe that the Act has been violated

**Conciliation:** CHRO will try to reach an agreement with the person your complaint is against. A conciliation agreement must protect both you and the public interest. If an agreement is signed, CHRO will take no further action on your complaint. However, if CHRO has reasonable cause to believe that a conciliation agreement is breached, CHRO can file suit to enforce the agreement.

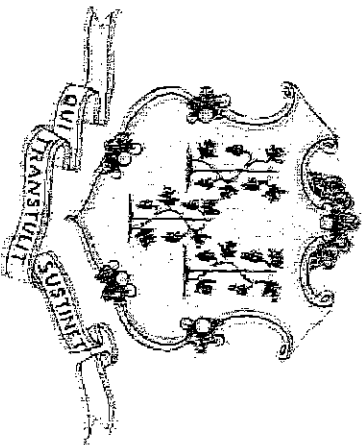
**Hearing:** After investigating your complaint, CHRO will inform you as to whether there is reasonable cause to believe that discrimination occurred. If reasonable cause is found, your case will be heard in an administrative hearing unless you or the respondents want the case to be heard in Superior Court. Either way, there is no cost to you.

**Complaint Referrals:** If CHRO has determined that your complaint also alleges a violation of the Federal Fair Housing Act, CHRO will assist you in filing a federal complaint with the United States Department of Housing and Urban Development (HUD).

Commission on Human Rights and Opportunities  
25 Sigourney Street, 7<sup>th</sup> floor  
Hartford, CT 06106  
(860) 541-3403



# Your Right to Equal Opportunity Housing



Commission on Human Rights  
and Opportunities  
Housing Discrimination Unit  
25 Sigourney Street, 7<sup>th</sup> floor  
Hartford, CT 06106

## Connecticut's Discriminatory Housing Practices Act

### What Is Prohibited?

Connecticut's Discriminatory Housing Practices Act prohibits discrimination in housing because of:

- Race or color
- National origin
- Ancestry
- Creed (Religion)
- Sex
- Marital Status
- Age (non-minors)
- Familial status (families with children under the age of 18 living with parents or legal custodians and pregnant women)
- Disability (physical, mental or learning)
- Lawful source of income (income derived from social security, SSI, housing assistance such as Section 8, child support, alimony, public or general assistance)
- Sexual orientation
- Gender Identity or Expression

### What Housing Is Covered?

The Act covers most housing. In some circumstances, the Act may exempt owner-occupied buildings with up to four units and housing designed for and occupied by older persons. Other exemptions may apply in certain circumstances.

**In the Sale and Rental of Housing:** No one may take any of the following actions based on race, color, national origin, ancestry, creed, marital status, age, familial status, disability, lawful source of income, sex or sexual orientation, gender identity or expression:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for the sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny housing is available for inspection, sale or rental
- For profit, induce owners to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing, or
- Restrict or attempt to restrict the choices of any buyer or renter (steering)
- Discriminate in providing mortgage or home equity loans

In addition, if you have a mental or physical disability, your landlord may not: 1) refuse to let you make reasonable modifications, at your expense, if necessary for you to use the housing; or, 2) refuse to make reasonable accommodations in rules, practices, or services if necessary for you to use the housing.

### If You Think Your Rights Have Been Violated

CHRO is ready to help you with any problem involving housing discrimination. If you think your rights have been violated, contact the CHRO to discuss your situation, to obtain the forms for filing a formal complaint, or to make an appointment for assistance in filing a formal complaint. A formal notarized complaint must be filed no later than 180 days after an alleged violation, but you should file as soon as possible.

#### What to tell CHRO:

- Your name and address
- The name and address of the person your complaint is against
- The address or other identification of the housing involved
- A short description of the alleged event(s) that caused you to believe that your rights were violated
- The date these events occurred

**Where to Write:** Send your inquiry or formal complaint (signed and notarized) to:

State of Connecticut  
Commission on Human Rights and  
Opportunities  
Housing Discrimination Unit  
25 Sigourney Street, 7<sup>th</sup> floor  
Hartford, CT 06106  
Toll Free in CT: (800) 477-5737 ext. 3403  
or (860) 541-3403

# Discrimination is Illegal

## Connecticut law prohibits discrimination in **EMPLOYMENT**

On the basis of

- age
- ancestry
- color
- genetic information
- learning disability
- marital status
- past or present history of mental disability
- intellectual disability
- national origin
- physical disability
- race
- religious creed
- sex, including pregnancy, sexual harassment, transgender status, gender identity or expression, sexual orientation or civil union status
- workplace hazards to reproductive systems
- criminal record (in state employment and licensing)

In

- recruiting
- hiring
- referring
- classifying
- promoting
- advertising
- discharging
- training
- laying off
- compensating
- terms and conditions

By employers  
employment agencies  
labor organizations

## Connecticut law prohibits discrimination in **HOUSING & PUBLIC ACCOMMODATIONS**

On the basis of

- age
- ancestry
- breastfeeding in a place of public accommodation
- color
- familial status (in housing)
- lawful source of income
- learning disability
- marital status
- mental disability
- intellectual disability
- national origin
- physical disability
- race
- religious creed
- sex, transgender status, gender identity or expression, sexual orientation or civil union status
- use of a guide dog/training a guide dog

In

services rendered the public  
rentals and sales of public and private housing

If you believe you have experienced illegal discrimination, the CT Commission on Human Rights will investigate without cost to you. It is illegal for anyone to retaliate against you for filing a complaint.

For assistance contact:

## Connecticut Commission on Human Rights & Opportunities

Southwest Region .....	350 Fairfield Avenue, Bridgeport, CT 06604	203-579-6246	203-579-6246	203-579-6246	203-579-6246
West Central Region .....	55 West Main Street, Suite 210, Waterbury, CT 06702-2004	203-805-6579	203-805-6579	203-805-6579	203-805-6579
Capital Region .....	999 Asylum Avenue, Hartford, CT 06105	860-566-7710	860-566-7710	860-566-7710	860-566-1997
Eastern Region .....	100 Broadway, Norwich, CT 06360	860-886-5703	860-886-5707	860-886-5707	860-886-2550
Administrative Office .....	25 Sigourney Street, Hartford, CT 06106	860-541-3400	860-541-3400	860-541-3459	860-246-5419

website: [www.state.ct.us/chro](http://www.state.ct.us/chro)

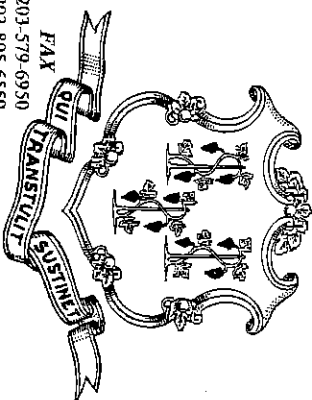
This notice provides general information about Connecticut law and is not to be considered an equivalent of the complete text. Revised 10/1/11.

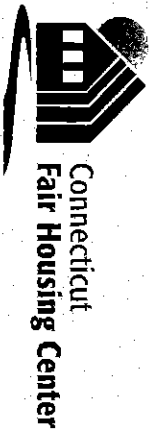
## Connecticut law prohibits discrimination in **CREDIT TRANSACTIONS**

On the basis of

- age
- ancestry
- blindness
- color
- learning disability
- marital status
- intellectual disability
- national origin
- physical disability
- race
- religious creed
- sex, transgender status, gender identity or expression, sexual orientation or civil union status
- loans
- mortgages
- any credit transactions

In





The Connecticut Fair Housing Center, Inc. is a statewide nonprofit organization, working to ensure that all Connecticut residents have access to the housing of their choice free from discrimination.

The Center investigates claims of housing discrimination in violation of federal and state fair housing statutes; assists claimants in litigation and/or administrative enforcement actions and conducts testing to determine compliance with federal and state laws. The Center provides fair housing education to organizations, housing providers, and community groups. The Center also works with homeowners in danger of losing their homes to foreclosure by holding classes on self-representation, assisting with mortgage modifications, and providing legal representation.

**Call the Connecticut  
Fair Housing Center:**

**860-247-4400**

**888-247-4401 toll free**

Connecticut Fair Housing Center  
221 Main Street  
Hartford, CT 06106  
860-247-4400  
888-247-4401 toll free  
info@ctfairhousing.org  
www.ctfairhousing.org

The Connecticut Fair Housing Center is a statewide nonprofit civil rights organization dedicated to identifying, challenging and eliminating discrimination in housing through education, research, testing, counseling, enforcement and advocacy.



**Housing Discrimination  
Is Illegal!**

**Know Your Rights!**



Where you live affects every part of your life. It will determine where you shop, where you work, and where your children go to school. If you are prevented from living in the neighborhood you choose because of discrimination, report it! Illegal practices hurt everyone.

Housing discrimination is illegal throughout the State of Connecticut. It is against the law to deny anyone housing based on:

- Race
- Color
- National Origin
- Sex
- Ancestry
- Religion
- Children or Family Status
- Mental or Physical Disability
- Marital Status
- Age (except minors)
- Sexual Orientation
- Legal Source of Income (refusing to accept Section 8, for example)
- Gender Identity or Expression

## What Does Discrimination Look Like?

### Misrepresenting the availability of housing:

A landlord, owner, or real estate agent tells you that the apartment, house, or condominium is not available, when in fact it has not been rented or sold.

**Refusals to rent or sell:** A landlord or real estate professional refuses to rent or sell to you because you are a member of one of the protected groups listed to the left.

**Discrimination in terms and conditions:** You are given different terms or rules than others because you are a member of one of the protected groups listed to the left.

**Discriminatory Advertising:** Any written statement in a newspaper or oral statement that indicates preferences or limitations for certain people. This includes any ad or brochure that is created by the owner of the property.

**Use of threats, intimidation or coercion:** Someone attempts to prevent you from renting or buying a house in a neighborhood by suggesting that you will not be safe or that neighbors may not want you to move in.

If you or someone you know has experienced housing discrimination call the Connecticut Fair Housing Center now.

We will:

- Investigate your complaint;
- Offer advice and counseling about the fair housing laws; and
- Provide free legal representation to the victims of housing discrimination.

Complaints can be resolved through advocacy and negotiation or through legal representation.

Most importantly, the Connecticut Fair Housing Center will try to make sure that what happened to you will not happen to anyone else!



Connecticut  
Fair Housing Center

El Centro de Vivienda Justa de Connecticut es una organización sin fines de lucro que trabaja para garantizar que todos los residentes de Connecticut tengan acceso a la vivienda de su preferencia libre de la discriminación.

El Centro investiga quejas de discriminación en la vivienda en violación a las leyes de vivienda justa estatales y federales; ayuda a denunciantes en juicios y/o en acciones administrativas de ejecución de leyes y también lleva a cabo pruebas para determinar el cumplimiento de las leyes estatales y federales. El Centro ofrece educación sobre las leyes de vivienda justa a organizaciones, a dueños, y a grupos comunitarios. El Centro también trabaja con dueños de casa que corren el riesgo de perder su casa por ejecución hipotecaria. El Centro da clases para cómo representarse solo, ayuda a personas en busca de modificación hipotecaria, y también ofrece representación legal.

**Llame al Centro  
de Vivienda Justa de**

**Connecticut gratis:**

**888-247-4401**

Connecticut Fair Housing Center  
221 Main Street  
Hartford, CT 06106  
860-247-4400  
888-247-4401  
info@ctfairhousing.org  
www.ctfairhousing.org

El Centro de Vivienda Justa de Connecticut es una organización sin fines de lucro dedicada a luchar por los derechos civiles. Nuestra misión es identificar y eliminar la discriminación en la vivienda a través de la educación, investigación, y abogacía.



**Discriminación en  
La Vivienda es Ilegal!**

**¡Conozca Sus Derechos!**



Connecticut  
Fair Housing Center

Donde uno vive afecta mucho a su vida. Determina donde uno hace las compras, donde sus hijos van a la escuela y donde uno trabaja. Si alguien intenta negarle vivir donde usted quiere por discriminación, reportelo. Las prácticas ilegales hacen daño a todos!

La discriminación en la vivienda es ilegal en el estado de Connecticut. Es contra la ley negarle vivienda a alguna persona por las siguientes razones:

- Raza
- Color
- Nacionalidad
- Sexo
- Linaje
- Religión
- Niños o Familia
- Incapacidad física o mental
- Estatus Matrimonial
- Edad
- Orientación Sexual
- Fuente legal de Ingreso (como la Sección 8)
- Identidad o expresión de género

## ¿Cuales Son Algunos Ejemplos de Discriminación?

La discriminación en la vivienda puede tomar diversas formas. Las formas más comunes incluyen:

### Brindar información falsa sobre la disponibilidad de una vivienda.

Un propietario o agente de bienes raíces le dice que el apartamento, casa o condominio no está disponible cuando en verdad sí está.

### Negarse a alquilar o vender:

Un propietario o agente de bienes raíces se niega a alquilarle o venderle porque usted es miembro de uno de los grupos protegidos mencionados en este folleto.

### Discriminación en las condiciones o términos:

A usted le dan términos o reglas distintas a los dados a otras personas porque usted es miembro de un grupo protegido.

### Publicidad Discriminatoria:

Cualquier información oral o escrita en los periódicos que indique preferencias o limitaciones para ciertas personas. Estos incluyen cualquier folleto o anuncio creado por el propietario.

### Amenazas e intimidación:

Alguien intenta prevenir que usted alquile o compre una casa en un vecindario diciéndole que no estará seguro o que los vecinos no lo quieren allí.

**Si usted o alguien que usted conoce ha sido víctima de discriminación en la vivienda llame al Centro de Vivienda Justa de Connecticut. Nuestros servicios son gratis.**

El Centro:

- Investigará su queja;
- Ofrece asesoramiento y asistencia legal en casos de discriminación en la vivienda;
- Provee representación legal sin costo para víctimas de discriminación en la vivienda.

Las quejas pueden ser resueltas por medio de abogacía y negociación o por medio de representación legal.

Lo más importante es que el Centro de Vivienda Justa de Connecticut asegurará de que nadie más pase por lo mismo.