

Federal and State Fair Housing Laws at a Glance

Source: Connecticut Fair Housing Center

| Protected Classes | Federal or CT. Law | Property not covered ¹ | 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 ² |
| 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 ³ |
| | 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, elderly housing | Federal court or HUD |
| | State: Con.Gen.Stat. 46a-64c | State: Owner occupied 4 units or less; elderly housing | State court or CHRO |
| Disability | 42 U.S.C. §3604 | Federal: Owner occupied bldgs. with 4 units or less; single family homes | Federal Court or HUD |
| | 29 U.S.C. §794 | Federal: All housing <u>not</u> receiving federal money | 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; owner occupied rooming house | 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 |

¹The 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.

² Connecticut Commission on Human Rights and Opportunities

³ Department of Housing and Urban Development