

The Fair Housing Act enforcement, City of New Haven, LCI's Fair Housing Division

The City of New Haven endorses and enforces, state and federal laws, rules and regulations governing fair housing.

- Residents are protected against any violations of the Fair Housing Act of 1968, Title VIII, which prohibits discrimination in the selling, renting, financing or other housing matters on the bases of race, color, national origin, gender, religion, familial status, or disability.
- Additionally, in the State of Connecticut, marital status, age, gender identity or assignment, and legal source of income (i.e., ssi, ssdi, section 8) are protected characteristics as well.

Under the provisions of city ordinance Sec. 12 ½-46 Fair Housing Commission:

- (a) Established. The Livable City Initiative of the city, as presently constituted, is hereby designated the fair housing commission of the city as authorized by Public Act 79-531.
- (b) Duties and powers. The fair housing commission shall make studies relative to complaints of discrimination in dwellings within its jurisdiction, and shall receive complaints relative to discrimination in dwellings within its jurisdiction, and shall have all powers and duties authorized pursuant to Public Act 79-531.

What housing is covered?

Federal law:

The Fair Housing Act covers most housing. In some circumstances, the act exempts owner-occupied buildings with no more than four (4) units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

State law:

Under Connecticut General Statutes 46a – 64c Section 9(b) (1), owner-occupied dwellings with no more than two (2) units are exempt, when, (A) the rental of a room or rooms in a single-family dwelling unit where the owner actually maintains and occupies part of the living quarters as his residence or (B) a unit in a dwelling containing living quarters occupied or intended to be occupied by no more than two families living independently of each other, if the owner actually maintains and occupies the other such living quarters as his residence.

What is prohibited?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental or a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- 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.

In Mortgage Lending: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan.

Additionally, it is illegal to:

- 1) Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- 2) Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. *This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.*

If you feel that you've been discriminated against in the sale, rental, or financing of a dwelling, on the bases of any of the aforementioned protected classes, please reach out to us, LCI at 203-946-7090. /email: (fairhousing@newhavenct.gov)

