

5 Things You Should Know About Discrimination Based on Source of Income

1

It is illegal in Connecticut for a landlord to discriminate against you based on certain sources of your income. These include all forms of housing assistance, including:

- Rent subsidies or vouchers provided by federal, state, or local programs including Section 8 and RAP;
- Security deposit guarantees; and
- Federal, state, or local rental assistance or eviction prevention programs, including UniteCT.

3

A landlord cannot refuse to rent to you or discourage you from renting because you plan to pay your rent or security deposit with a rental assistance or subsidy program such as Section 8, RAP, UniteCT, or the security deposit guarantee program. For example, landlords cannot refuse to accept tenants with a Section 8 voucher by saying that they do not want to deal with filling out paperwork or going through the inspection required for Section 8.

5

If you file a complaint with the CHRO, you can be awarded money for your landlord's failure to accept a legal source of income. This can include compensation for your losses, such as the cost of moving, differences in rent, emotional distress that you suffer, and attorney's fees if you have an attorney. If you sue in court, you may also be able to receive an award of punitive damages.

Discrimination by housing providers based on a lawful source of income is illegal in Connecticut. If you believe you have been discriminated against on this basis, contact the Commission on Human Rights and Opportunities to learn how to file a complaint. For more information, visit www.ct.gov/CHRO

2

If a landlord refuses to participate in a rental assistance or eviction prevention program such as Unite CT to resolve an eviction case, it may also be considered discrimination. For example, it may be discrimination for landlords to say they will not apply for or accept money from an eviction prevention program such as Unite CT just because they want you to move.

4

A landlord cannot advertise a property in any way that discriminates against prospective tenants based on lawful source of income, including by posting advertisements that state a refusal to accept vouchers, subsidies, or other rental assistance programs. For example, advertisements that state "No Section 8" violate the law.

This message brought to you by
the Connecticut Commission on
Human Rights and Opportunities

