
**DOES A LANDLORD HAVE TO RENT
TO EVERYONE WHO RECEIVES A
LAWFUL SOURCE OF INCOME?**

No. A landlord is allowed to decide if a tenant qualifies for an apartment, so long as the qualifications do not keep out people who have a lawful source of income.

For example, Section 8 will not pay for all apartments with rent over the *fair market rent*. If the housing authority will not approve the rent asked by a landlord, then a landlord can turn you down for that apartment because you cannot afford it. However, you should always check with the housing authority about the amount of rent they will approve.

A landlord is allowed to turn people down, even if they receive some form of welfare or housing assistance or another lawful source of income for the following reasons:

- You have a bad credit history;
- You have a criminal record;
- You have been evicted for non-payment of rent or damage to an apartment;
- The rent on the apartment is more than your income;
- You cannot pay the security deposit and you do not have a security deposit guarantee.

However, the landlord must apply his or her qualifications to everyone in the same way.

The Connecticut Fair Housing Center is a private, non-profit fair housing center serving all of Connecticut. Because Connecticut's low-income residents are particularly affected by discriminatory housing practices, the Center devotes its scarce resources principally to assisting Connecticut's low-income residents. If you believe you have been the victim of housing discrimination we will:

- **take down information about what happened;**
- **investigate any complaint we receive;**
- **offer advice and counseling about the fair housing laws;**
- **provide free legal representation to the victims of housing discrimination.**

If you think you may have experienced illegal housing discrimination because of your lawful source of income, or if you have questions, contact the Connecticut Fair Housing Center:

The Connecticut Fair Housing Center

**221 Main Street
Hartford, CT 06106
(860)247-4400
(860)247-4236(fax)**

Or

**171 Orange Street
New Haven, CT 06510
(203)772-3247
(203)562-7107 (fax)**

E-mail: info@ctfairhousing.org

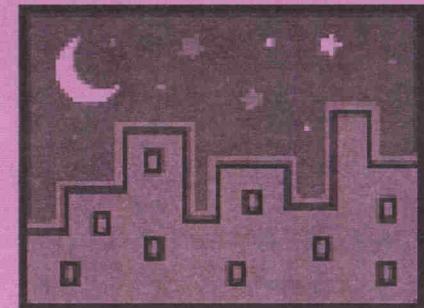
FAIR HOUSING

FOR

INDIVIDUALS

WITH A LAWFUL

SOURCE OF INCOME



**The Connecticut Fair Housing
Center**

1-888-247-4401

**All neighborhoods welcoming all
people**

Introduction

The purpose of this brochure is to raise awareness among community members, tenants, homeowners, landlords, and other housing providers about the fair housing rights of individuals who receive public assistance, housing assistance or another lawful source of income.

WHO IS PROTECTED?

Connecticut law makes it illegal for a landlord, owner, manager or other housing provider to refuse to rent or sell to you because you receive a "lawful source of income." The term "lawful source of income" includes:

- TANF (temporary assistance for needy families);
- Social Security Disability payments;
- Supplemental Security Income payments;
- Unemployment payments;
- Security deposit guarantees;
- Section 8 rental assistance;
- T/RAP rental assistance;
- Rental assistance programs designed to assist you in paying the rent;
- Child support;
- Alimony;
- Pensions;
- Workers Compensation.

There may be other *lawful sources of income* that would also be protected by the statute. If you are unsure if your source of income entitles you to protection, **call the Connecticut Fair Housing Center.**

WHAT DOES THE LAW REQUIRE?

Landlords, housing providers, and others involved in real estate **cannot** discriminate against someone because of their lawful source of income.

Discrimination can include:

- Refusing to rent to you;
- Offering you different terms or conditions on any of the terms of your lease or tenancy;
- Telling you the place you want is already rented when it is still available;
- Advertising in writing in a way that indicates a preference or limitation, or is discriminatory;
- Making an oral statement that is discriminatory;
- "Steering" you into one part of town or one part of an apartment building;
- Refusing to negotiate to rent an apartment.

ARE ALL PROPERTIES COVERED BY THIS LAW?

No. In Connecticut owner-occupied two-family houses and owner-occupied rooming houses are exempt from this law. However, there may be other laws which apply to a particular property, so always call the Connecticut Fair Housing Center if you have a question about this.

HOW CAN I TELL IF A LANDLORD IS DISCRIMINATING AGAINST ME?

You should call the Connecticut Fair Housing Center if you any of these things happen to you:

- A landlord says he will not sign your Section 8 or RAP lease;
- A landlord will not rent to you if you are not working;
- A landlord refuses to accept your security deposit guarantee;
- A landlord refuses to allow an inspection of his apartment;
- A landlord tells you he will not rent to you because Section 8 or RAP requires a lead-free certificate;
- A landlord says he wants cash instead of the security deposit guarantee.

WHAT SHOULD I DO IF I EXPERIENCE DISCRIMINATION?

Call the Connecticut Fair Housing Center right away. Before you call however, make sure you have the name and telephone number of the landlord you called, a copy of the advertisement you responded to, and any information you were able to get about the apartment. The Connecticut Fair Housing Center may be able to represent you if you were discriminated against.