

A tenant can request as many accommodations as he or she needs. You are not limited to just one accommodation.

DOES EVERY REQUEST FOR AN ACCOMMODATION HAVE TO BE GRANTED?

A landlord or other housing provider can deny a request for an accommodation if the accommodation would create an unreasonable burden on the housing provider. Examples of unreasonable burdens include not getting paid rent or unrepairable damage to a housing unit.

DO OWNERS HAVE TO PUT IN RAMPS OR ELEVATORS?

Physical changes to an apartment or house that makes the unit accessible to someone who is disabled are called *reasonable modifications*. For the most part, landlords and housing providers in Connecticut are **not** required to make physical changes to property to make it accessible. However, there are some federal laws which may require a landlord to make physical changes to an apartment or house. Call the Connecticut Fair Housing Center to find out if your landlord is covered by the federal laws.

However, owners have to permit **you** to put in a ramp or make other modifications **at your own expense**.

IF YOU NEED MORE INFORMATION ABOUT HOUSING DISCRIMINATION

Call the Connecticut Fair Housing Center *immediately!!!!*

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 have a physical disability and you think you may have experienced illegal housing discrimination, 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
Physical Disabilities***



**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 with physical disabilities.

Although this brochure only deals with the fair housing rights of individuals with physical disabilities, the Connecticut Fair Housing Center also publishes information about the rights of individuals with other disabilities. Please contact our office for further information.

FAIR HOUSING FOR PEOPLE WITH PHYSICAL DISABILITIES

Federal and state laws **prohibit** discrimination in housing because of a physical disability.

A person is considered disabled if he or she:

- has a physical impairment that substantially limits a major life function; *or*
- has a record of having an impairment, even if he or she has recovered; *or*
- is regarded by others as having an impairment, even if you do not have such an impairment.

If someone associated with the tenant or homeowner, such as a family member or a companion, has physical disabilities, the state and federal fair housing laws protect the tenant or homeowner from discrimination.

However, the law does **not** protect *current users of illegal drugs*.

WHAT THE LAW REQUIRES

Landlords, housing providers, and others involved in real estate **cannot** discriminate against someone who has a physical disability or because the housing provider **believes** the person is physically disabled.

Discrimination can include:

- a **refusal** to rent or sell to a person because he or she is physically disabled; or
- **steering** physically disabled people; or
- having **different terms and conditions** such as charging an extra security deposit; or
- refusing to allow a tenant to make **reasonable modifications** to his or her unit; or
- refusing to make **reasonable accommodations** so that someone who is physically disabled can use and enjoy an apartment or house.

In Connecticut, it is also illegal to refuse to rent to a person because he or she receives SSI, SSDI, or rental assistance.

ARE ALL LANDLORDS COVERED BY THESE LAWS?

No. In Connecticut landlords renting 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 landlord, so always call the Connecticut Fair Housing Center if you have a question about this.

WHAT IS A REASONABLE ACCOMMODATION?

Every housing provider who is not exempt from the law must make reasonable accommodations to person's disability. Reasonable accommodations are changes in rules, policies or practices so that the disabled person can live or use a housing unit. Some examples of reasonable accommodations include:

- changing a "no pets" policy for people who need service or companion animals;
- moving parking places so that a physically disabled person can park closer to his or her home;
- giving personal care attendants access to laundry or other facilities that the disabled person cannot get to.

These are just a few examples of reasonable accommodations. There are many others. If you would like to request a change in a rule, policy or practice, call the Connecticut Fair Housing Center for advice on how to do this.

WHEN CAN I REQUEST AN ACCOMMODATION?

If a tenant, home buyer, or other homeseeker needs a reasonable accommodation, he or she may request it from the housing provider at any time. In addition, he or she must provide information from a medical professional which documents the effects of the disability and why the accommodation is needed.