

## More Information About Lead Paint and Deleading

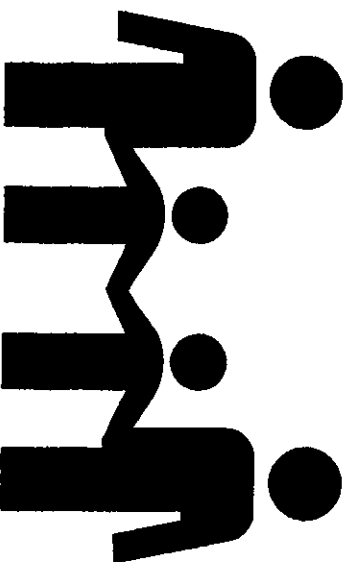
For information about de-leading an apartment, the requirements of the de-leading laws, and lead poisoning, call The CT Childhood Lead Poisoning Prevention Program: (860) 509-7745.

For information about financial assistance to de-lead an apartment, contact: (860)545-9602 and ask for the LAMP program.

## Can a Landlord Limit the Number of People Who can Live in an Apartment?

A landlord can limit the number of people living in an apartment in one of two ways.

First, look at state or local occupancy codes to determine if it limits the number of people who can live in a unit. Occupancy codes usually permit a certain number of people per square foot of habitable space. To determine the number of people who can live in a unit, the landlord or owner must measure the habitable space. Most occupancy codes define habitable space to include living rooms, dining rooms, and dens. Second, if there is no state or local occupancy code, a landlord or owner can limit the number of people to two per bedroom. However, boys and girls do not have to have a separate room. This means that parents can permit a boy and a girl to share a bedroom.



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, 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  
900 Chapel Street  
New Haven, CT 06510  
(203) 772-3247  
(203) 562-7107 (fax)

E-mail: [info@ctfairhousing.org](mailto:info@ctfairhousing.org)



## Fair Housing for Families with Children

The Connecticut  
Fair Housing Center  
1-888-247-4401

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*All Neighborhoods  
Welcoming All People*



## CT FAIR HOUSING CENTER

### Fair Housing for Families with Children

Both state and federal law prohibit discrimination against families with children. The law defines a family as:

- A household with a child or children under the age of 18;
- A pregnant woman; or
- A household in the process of obtaining custody of a child under the age of 18.

Discrimination against families with children can happen in many ways. A landlord may refuse to rent to a family with children because they believe children will damage their apartment. Other housing providers may designate some buildings for families while others are for "adults only." Both of these acts constitute illegal discrimination.

### What the Law Requires

Landlords, owners, real estate agents, and other housing providers cannot discriminate against families who are searching for housing because that family has children.

### Examples of Illegal Activity

It is illegal for a landlord or other housing provider to do the following:

- Refuse to rent to a family because children may live in the apartment;
- Permit families with children to live on only one floor of a building or in one building but not in other buildings;
- Prohibit families with children under the age of six from living in a unit because there is or may be lead paint in the unit;
- Charge families with children more rent than households without children;
- Ask about the number of children who will be living in the unit.

Finally, it is illegal for any housing provider to require boys and girls to have separate bedrooms as a condition of renting a housing unit.

*Call the Fair Housing Center if you suspect you are being discriminated against!*

*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 families with children.*

*Although this brochure only deals with the fair housing rights of families with children, the Connecticut Fair Housing Center also publishes information about the rights of individuals who fall into other protected categories. Please contact our office for further information.*

### Are All Housing Providers Covered Under these Laws?

No. In Connecticut, landlords renting owner-occupied four family houses and owner-occupied rooming houses are exempt from this law.

In addition, the law exempts elderly housing or housing for older persons from the familial status discrimination laws. Housing for older persons is defined as housing occupied by households in which at least one member is over the age of 55.

However, there may be other laws which may apply to a particular landlord, so always call the Connecticut Fair Housing Center if you have a question about this.

### Can a Landlord Refuse to Rent to a Family if There is Lead Paint in the Unit?

The law is clear: a landlord or owner who refuses to rent to families with children because there is lead paint in the unit is discriminating against families with children. If a landlord has a unit for rent that has lead paint in it, he or she must de-lead the apartment if a family with children under the age of six wants to move in.

