



Fair Housing State Laws and Protected Classes

State	Which protected classes are regulated under the law?
California	Sex includes pregnancy and gender identity. Cal. Govt Code Sec. 12926(r)(1). Race Color Sex Familial status National origin Disability Religion Ancestry Sexual orientation Gender identity Marital status Source of income Genetic information Pregnancy (Cal. Govt code 12...) (Cal. Govt Code 12...)
Connecticut	Familial status includes pregnancy. Conn. Gen. Stat. Sec. 46a-64b(5). Race Color Sex Familial status National origin Disability Religion Age Ancestry Sexual orientation Gender identity Marital status Military status Source of income Pregnancy (Conn. Gen. Stat. 4...) (Conn. Gen. Stat. 46a-64c(a)(2))
Delaware	Familial status includes pregnancy. Del. Code tit. 6, Sec. 4602. Race Color Sex Familial status National origin Disability Religion Age Sexual orientation Gender identity Marital status Source of income Pregnancy (Del. Code tit. 6, 4603) (Del. Code tit. 6, 4602)
District of Columbia	Familial status includes pregnancy. D.C. Code Sec. 2-1401.02(11A). D.C. Code 2-1402.21(a) also includes personal appearance, family responsibilities, matriculation, political affiliation, place of residence or business as protected classes.) Race Color Sex Familial status National origin Disability Religion Age Sexual orientation Gender identity Marital status Domestic violence victims Source of income Pregnancy (D.C. Code 2-1402.21) (D.C. Code 2-1401.02) (D.C. Code 2-1402.21)
Hawaii	Familial status includes pregnancy. Haw. Rev. Stat. Sec. 515-2. Race Color Sex Familial status Disability Religion Age Ancestry Sexual orientation Gender identity Marital status Pregnancy HIV/AIDS (Haw. Rev. Stat. 515-3) (Haw. Rev. Stat. 515-2)
Illinois	Sexual orientation is defined to include gender identity. 775 Ill. Comp. Stat. 5/1-103(O-1) Race Color Sex Familial status National origin Disability Religion Age Ancestry Sexual orientation Gender identity Marital status Military status Domestic violence victims Pregnancy (775 Ill. Comp. Stat. 5/1-103)
Iowa	Iowa Code 216.2(5) states that the definition of disability includes HIV. Iowa Code 216.2(9)(b) states that the definition of familial status includes pregnancy. Race Color Sex Familial status National origin Disability Religion Sexual orientation Gender identity Pregnancy HIV/AIDS (Iowa Code Sec. 216.8) (Iowa Code 216.2) (Iowa Code 216.2) (Iowa Code 216.8)
Maine	Me. Rev. Stat. tit. 5, 4553(5-A) states that the protections afforded against discrimination on the basis of familial status shall apply to pregnancy. Sexual orientation is defined to include gender identity. Me. Rev. Stat. tit. 5, Sec. 4553(9-C)) Race Color Sex Familial status



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	National origin Disability Religion Ancestry Sexual orientation Gender identity Source of income Pregnancy (Me. Rev. Stat. tit. 5, 4581) (Me. Rev. Stat. tit. 5, 4581-) (Me. Rev. Stat. tit. 5, 4553) (Me. Rev. Stat. tit. 5, 4553) (Me. Rev. Stat. tit. 5, 4553)
Maryland	Md. Code, State Government 20-701(e)(2) states that the definition of familial status includes pregnancy. Race Color Sex Familial status National origin Disability Religion Sexual orientation Gender identity Marital status Pregnancy (Md. Code, State Government Sec. 20-705) (Md. Code, State Government 20-701)
Massachusetts	Race Color Sex National origin Disability Religion Age Ancestry Sexual orientation Gender identity Marital status Military status Source of income Genetic information (Mass. Gen. Laws ch. ...) (Mass. Gen. Laws ch. ...)
Minnesota	Minn. Stat. 363A.03(18) states that the protections afforded against discrimination on the basis of family status apply to pregnancy. Minn. Stat. 363A.03(25) states that the definition of national origin includes ancestry. Sexual orientation is defined to include gender identity. Minn. Stat. Sec. 363A.03(44)) Race Color Sex Familial status National origin Disability Religion Ancestry Sexual orientation Gender identity Marital status Source of income Pregnancy (Minn. Stat. 363A.0...) (Minn. Stat. 363A.0...) (Minn. Stat. 363A.0...)
Nevada	Race Color Sex Familial status National origin Disability Religion Ancestry Sexual orientation Gender identity (Nev. Rev. Stat. Sec. 118.100)
New Hampshire	Protections for individuals having or who are regarded as having HIV/AIDS only applies to eviction. N.H. Rev. Stat. Sec. 354-A:10(VI)) Race Color Sex Familial status National origin Disability Religion Age Sexual orientation Gender identity Marital status HIV/AIDS (N.H. Rev. Stat. 35...) (N.H. Rev. Stat. 35...) (N. H. Rev. Stat. 354-A:1) (N.H. Rev. Stat. 35...)
New Jersey	Civil union status is also a protected class. N.J. Stat. Sec. 10:5-12. Disability includes HIV/AIDS. N.J. Stat. 10:5-5(q) Race Color Sex Familial status National origin Disability Religion Ancestry Sexual orientation Gender identity Marital status Military status Source of income Pregnancy HIV/AIDS (N.J. Stat. 10:5-4) (N.J. Stat. 10:5-5) (N.J. Stat. 10:5-5) (N.J. Stat. 10:5-4)
New Mexico	Race Color Sex National origin Disability Religion Ancestry Sexual orientation Gender identity Marital status (N.M. Stat. Sec. 28-1-7)
New York	New York defines national origin as including ancestry. N.Y. Exec. Law Sec. 292(8). New York defines sex to include gender identity. N.Y. Comp. Codes R. & Regs. tit. 9, 466.13 Familial status includes pregnancy. N.Y. Exec. Law 292(26). Race Color Sex Familial status



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	National origin Disability Religion Age Ancestry Sexual orientation Gender identity Marital status Military status Source of income Pregnancy (N.Y. Exec. Law 291...) (N.Y. Comp. Codes R. & Regs. tit. 9, 466.13) (N.Y. Exec. Law 291...) (N.Y. Exec. Law 292) (N.Y. Exec. Law 292)
Rhode Island	R.I. Gen. Laws 34-37-3(7)(ii) states that the definition of familial status includes pregnancy.) Race Color Sex Familial status National origin Disability Religion Age Ancestry Sexual orientation Gender identity Marital status Military status Domestic violence victims Pregnancy HIV/AIDS (R.I. Gen. Laws Sec. 23-6.3-11) (R.I. Gen. Laws 34-37-4) (R.I. Gen. Laws 34-37-4) (R.I. Gen. Laws 34-37-3) (R.I. Gen. Laws 34-37-3)
Utah	Utah Code 57-21-1(15)(b) states that the protections afforded against discrimination on the basis of familial status apply to pregnancy. National origin includes ancestry. Utah Code Sec. 57-21-2) Race Color Sex Familial status National origin Disability Religion Ancestry Sexual orientation Gender identity Source of income Pregnancy (Utah Code 57-21-5) (Utah Code 57-21-2)
Vermont	Race Color Sex Familial status National origin Disability Religion Age Sexual orientation Gender identity Marital status Domestic violence victims Source of income (Vt. Stat. tit. 9, Sec. 4503) (Vt. Stat. tit. 9, 4503)
Washington	Wash. Rev. Code 49.60.040(13) states that familial status includes pregnancy. Wash. Rev. Code 49.60.040(18) states that national origin includes ancestry. Wash. Rev. Code 49.60.040(26) states that sexual orientation includes gender identity.) Race Color Sex Familial status National origin Disability Religion Ancestry Sexual orientation Gender identity Marital status Military status Pregnancy (Wash. Rev. Code Sec. 49.60.222) (Wash. Rev. Code 49.60.040) (Wash. Rev. Code 49.60.040) (Wash. Rev. Code 49.60.040) ¹

¹ “State Fair Housing Protections.” Policy Surveillance Portal, February 2021. <https://lawatlas.org/datasets/state-fair-housing-protections-1498143743>.