

If you need an accommodation for a disability in order to file a complaint, please contact the Division for assistance.

[www.dora.state.co.us/civil-rights](http://www.dora.state.co.us/civil-rights)

If you are Hearing Impaired, to call CCRD, dial: 711  
Bilingual staff available (Spanish/English)

## DENVER

1560 Broadway, Suite 1050  
Denver, Colorado 80202  
303.894.2997/800.262.4845  
email: CCRD@dora.state.co.us  
fax: 303.894.7830

## GRAND JUNCTION

222 South 6th Street, Suite 301  
Grand Junction, CO 81501  
970.248.7303 or 970.248.7304  
email: CCRD@dora.state.co.us  
fax: 970.242.1262

## PUEBLO

200 West B Street, Suite 234  
Pueblo, CO 81003  
719.542.1298  
email: CCRD@dora.state.co.us  
fax: 303.869.0498



DORA is dedicated to preserving the integrity of the marketplace and is committed to promoting a fair and competitive business environment in Colorado. Consumer protection is our mission.



*Consumer protection  
is our mission*

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**Department of Regulatory Agencies**  
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V/TDD: Dial 711 for Relay Colorado  
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# Housing Discrimination What Is It? What Can I Do About It?



## Colorado Civil Rights Division



**Dora**  
Department of Regulatory Agencies



## Discriminatory Housing Practices Prohibited by Fair Housing Laws

- Refusing to show, rent, lease, sell or transfer housing.
- Imposing unequal terms, conditions or fees on housing applicants.
- Using discriminatory terms and conditions with persons seeking to obtain loans for housing, or loans secured by housing, such as higher interest rates or points.
- Segregating or separating persons according to their protected class status.
- Honoring covenants that deny housing to members of protected classes.
- Advertising discriminatory housing preferences or limitations.
- Retaliating against an employee or agent because that person adheres to fair housing laws.
- Harassing, threatening or intimidating anyone because of his/her race, creed, color, religion, national origin, ancestry, sex, sexual orientation, marital status, disability, or familial status (families with children under the age of 18 or a pregnant woman).
- Harassing, threatening, intimidating or in any other way discriminating against someone because that person exercised his or her fair housing rights, filed a housing discrimination complaint, assisted someone else in filing a discrimination complaint or participated or testified in a fair housing investigation.

## Additional Protections for Persons with Disabilities

Refusing to make reasonable accommodations in rules, policies, practices and services that would provide persons with disabilities equal use and enjoyment of the premises.

Refusing to permit persons with disabilities to modify existing housing at their own expense.

Building new apartments, townhouses or condominiums that are not accessible to persons with disabilities.

## What is the time limit for filing a complaint?

The statute of limitations is one year from the date of the alleged discriminatory act.

## Filing a Complaint

The Colorado Civil Rights Division is a neutral investigatory agency and does not represent either party. The Colorado Civil Rights Division (CCRD) drafts the charge:

- No cost to complainant
- No attorney required

The charge is served on the Respondent and CCRD requests a response to the charge from the Respondent.

CCRD receives the Respondent's position statement and documentation.

If both parties are interested, CCRD may attempt mediation or settlement discussion in order to resolve the complaint.

The Complainant has an opportunity to respond to the Respondent's information and provide information to support his/her claim.

If the facts do not support a finding of probable cause, the case is dismissed. The Complainant may have the opportunity to appeal the decision to the Colorado Civil Rights Commission. If the facts support the charge, the Director makes a probable cause finding.

If probable cause is found, the Division will attempt to conciliate the case. Participation by both parties in the conciliation process is mandatory. If conciliation is successful, the case will be closed with a settlement. If conciliation is not successful, the case may be taken to public hearing.

Possible outcomes from conciliation or hearing include:

- Training in fair housing for Respondents
- Access to housing
- Damages

The Complainant has the option at any time of filing in state or federal district court with the services of his/her own attorney.

## Fair Housing Law

Both state and federal laws prohibit discrimination in housing based on:

- Race
- Color
- Creed (state only)
- Religion
- National Origin
- Ancestry (state only)
- Sex
- Sexual Orientation (state only)
- Disability
- Familial Status: families with children under the age of 18 or a pregnant woman
- Marital Status (state only)
- Retaliation for engaging in a civil rights-protected activity