

The Federal Fair Housing Act

prohibits discrimination in housing based on these protected classes:

- Race
- Color
- National Origin
- Religion
- Sex
- Disability*
- Familial Status (households with children under 18)

**Federal law defines disability as a physical or mental impairment which substantially limits one or more major life activities.*

The Illinois Human Rights Act

provides additional protections:

- Ancestry
- Marital status
- Age (+40)
- Military status
- Sexual orientation
- Gender identity
- Order of Protection status
- Unfavorable military discharge
- Pregnancy
- Arrest Record
- Source of Income

Any individual who currently has, has a history of, or is regarded as having such an impairment is covered under Federal law.

Such impairments include:

- Mental or physical impairments
- Emotional disorders
- Serious impairments in eyesight, hearing, or speech
- Specific diseases, such as AIDS
- Alcoholism and drug addition (not including those currently using illegal drugs)



Founded in 1968, HOPE Fair Housing Center is the oldest and largest fair housing center in Illinois. HOPE works to create greater housing opportunities for all. We accomplish this through education, outreach, enforcement, training, and advocacy.

HOPE provides free assistance to victims of housing discrimination. (HOPE does not provide legal representation nor legal advice.)



Contact Us



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Fair Housing for Veterans

Housing Protections for
Military Service
Members and Veterans



Servicemembers Civil Relief Act Housing Benefits

- Servicemembers deploying for 90 days or more can end a lease without penalty.
- Creditors must forgive interest above 6% for up to one year on any loan that was obtained before military service.
- Servicemembers may be able to postpone eviction if their military duty has interfered with their ability to pay rent on time



All people are protected against discrimination based on the protected classes in regard to selling, renting, zoning, buying, financing, and insurance.

Reasonable Accommodations & Modifications

Reasonable Accommodations are changes in rules, policies, practices, or services that allow a person with a disability to use and enjoy their housing. Such accommodations must be granted, unless the landlord or housing provider can show a legitimate business reason for denial.

- Individuals requiring service animals **are allowed** to rent in buildings with "No Pets" policies
- Landlords **may not** restrict the use of building amenities, such as a pool, that is available to other tenants

Reasonable Modifications require landlords or housing providers to allow reasonable modifications to the structure of the existing premises at the **tenant's** expense, unless the unit is HUD- subsidized.

- A housing provider or landlord **cannot** ask if an individual is capable of independent living.
- A housing provider or landlord **cannot** ask for diagnosis, treatment, medical records, or medications.

If you think you have faced housing discrimination:

Contact HOPE Fair Housing Center.

Document meetings, phone calls, and requests made with landlords, property managers, real estate agents, and other involved parties.

Save all email, mail correspondence, receipts, copies of applications, business cards, and other documents.

When appropriate, HOPE can:

- Investigate potential discrimination
- Advocate on your behalf with a housing provider
- Assist in filing a housing discrimination complaint
- Refer your case to attorneys that are experts in fair housing litigation