



**CHICAGO LAWYERS' COMMITTEE
FOR CIVIL RIGHTS UNDER LAW, INC.**
100 NORTH LA SALLE STREET • SUITE 600 • CHICAGO, ILLINOIS 60602-2403
(312) 630-9744 (Voice) • www.clccrul.org • (312) 630-1127 (Fax)

Summary of Fair Housing Laws for the Chicago Region

This chart summarizes the various fair housing laws applicable to rental and sale of housing in the Chicago metropolitan area. It is not an exhaustive review of the various laws, and there are important provisions not listed here. Please contact the Chicago Lawyers' Committee for Civil Rights at 312-630-9744 or one of the governmental agencies listed below if you have questions.

	Federal Fair Housing Act 42 USC § 3601	Illinois Human Rights Act 775 ILCS 5/3-101	Cook County Human Rts. Ord.	Chicago Fair Housing Ord. Muni Code 5-8-010
What does the law cover?	Most housing in the United States	Most housing in Illinois	All housing in Cook County	All housing in the City of Chicago
What's protected?	Race Color Religion Sex (including sexual harassment) National origin Disability Familial status (children under the age of 18)	Race Color Religion Sex (including sexual harassment) National origin Ancestry Age (40+) Marital status Disability Familial status Unfavorable military discharge Military status Sexual orientation (including gender identity)	Race Color Religion Sex (including sexual harassment) National origin Ancestry Age (40+) Marital status Disability Parental status Sexual orientation Source of income (but not Section 8) Military discharge status Housing status	Race Color Religion Sex (including sexual harassment) National origin Ancestry Age (40+) Marital status Disability Parental status Sexual orientation Source of income Military discharge status

	Federal Fair Housing Act	Illinois Human Rights Act	Cook County Human Rts. Ord.	Chicago Fair Housing Ord.
What's prohibited?	Refusing to sell or rent, negotiate for sale or rental, or otherwise making unavailable or denying a dwelling because of a person's protected status.	Same.	Same.	Same.
	Imposing different terms/conditions because of a person's protected status.	Same.	Same.	Same.
	Making discriminatory statements or publishing discriminatory communications. (Note: Certain exemptions do not apply to this prohibition.)	Same.	Same.	Same.
	Lying about the availability of a dwelling because of a person's protected status.	Same.	Same.	Same.
	Blockbusting.	Same.	Same.	Same.
	Retaliating against, interfering with, or intimidating a person exercising his/her fair housing rights.	Same.	Retaliating against or interfering with a person exercising his/her fair housing rights. Aiding, abetting, or compelling a person to violate the Act.	No protection against retaliation.

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What's exempted from the law?	<p>Owner-occupied 4-unit (or fewer) buildings. (But not exempted from discriminatory statements.)</p> <p>Rental of single family house by owner (if he/she owns fewer than 3 houses). (But not exempted from discriminatory statements.)</p> <p>Religious organizations and private clubs.</p> <p>Reasonable occupancy limits.</p> <p>Housing for older persons.</p>	<p>Owner-occupied 4-unit (or fewer) buildings.</p> <p>Rental of room in private home.</p> <p>Rental of rooms to persons of the same sex.</p> <p>Same.</p> <p>Same.</p> <p>Same.</p>	<p>No size exemptions.</p> <p>Same.</p> <p>Same.</p> <p>Same.</p> <p>Same.</p>	<p>No size exemptions</p> <p>Same.</p> <p>Same.</p>
<p>Where to go if you believe your fair housing rights have been violated:</p> <p>See also the attached Resource Guide.</p>	<p>U.S. Dept. of Housing & Urban Development (HUD)</p> <p>312-353-7776</p> <p>800-669-9777 (tollfree)</p> <p>800-927-9275 (TDD)</p>	<p>Illinois Dept. of Human Rights</p> <p>312-814-6200</p> <p>800-662-3942 (tollfree)</p> <p>312-263-1579 (TDD)</p>	<p>Cook County Commission on Human Rights</p> <p>312-603-1100</p> <p>312-603-1101 (TDD)</p>	<p>Chicago Commission on Human Relations</p> <p>312-744-4111</p> <p>312-744-1088 (TTY)</p>
How long do you have to file a complaint?	<p>One (1) year from alleged violation.</p> <p>(Two (2) years if you file directly in federal court.)</p>	<p>One (1) year from alleged violation.</p> <p>(Two (2) years if you file directly in circuit court.)</p>	<p>180 days from alleged violation.</p>	<p>180 days from alleged violation.</p>