

An Overview of Rights Under the Federal Fair Housing Act

A service provided by The LUCHA Law Project

Federal Fair Housing Act – Title VIII of the Civil Rights Act of 1968

What does the law cover? Most housing in the United States.

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.
- Imposing different terms/conditions because of a person's protected status.
- Making discriminatory statements or publishing discriminatory communications (certain exemptions do not apply to this prohibition).
- Lying about dwelling availability because of a person's protected status.
- Blockbusting (i.e. statements that create alarm amongst members of a community to sell, lease, or solicit for sale, lease, etc. on the grounds of loss of value or fear due to the prospective entry into the community of members of a protected class).
- Retaliating against, interfering with, or intimidating a person exercising his/her fair housing rights.

What's exempted from the law?

- Owner-occupied 4- unit (or fewer) building (but not exempted from discriminatory statements).
- Rental of single family house by owner if he/she owns fewer than 3 houses (but not exempted from discriminatory statements).
- Religious organizations and private clubs.
- Reasonable occupancy limits.
- Housing for older persons (exempt for family status only).



Protected Classes:

Race, color, religion, national origin, sex, familial status, and handicap.

Amount of Time to File a Claim:

For The Department of Housing and Urban Development, one year from the date that the discrimination occurred and is found in the Fair Housing Act, cited as 42 U.S.C. 3610.

Where to File a Claim:

Department of Housing and Urban Development (HUD):

<https://portal.hud.gov/FHEO903/Form903/Form903Start.action>
or (800) 669-9777 or TTY (800) 927-9275

HUD in Chicago:

Ralph H. Metcalfe Federal Building - 77 W. Jackson Boulevard, Room 2101
Chicago, Illinois 60604- 3507
(312) 353-7776, extension 2453 or
(800) 765 9372; TTY (312) 353 7143



For questions or more information, please visit The LUCHA Law Project at 3541 W. North Ave. Chicago, IL 60647, call us at (773) 276-5338, or visit our website at www.lucha.org.

An Overview of Housing Rights Under the Illinois Human Rights Act

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Protected Classes:

Race, color, religion, sex (including sexual harassment), national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation and gender identity, unfavorable military discharge, physical and mental disability, and familial status.

Amount of Time to File a Claim:

A charge of discrimination must be filed within 180 days after the alleged discriminatory action or within one year for a Fair Housing case.

Illinois Human Rights Act

What does the law cover? Most housing in Illinois.

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.
- Imposing different terms/conditions because of a person's protected status.
- Making discriminatory statements or publishing discriminatory communications (certain exemptions do not apply to this prohibition).
- Lying about dwelling availability because of a person's protected status.
- Blockbusting (i.e. statements that create alarm amongst members of a community to sell, lease, or solicit for sale, lease, etc. on the grounds of loss of value or fear due to the prospective entry into the community of members of a protected class).
- Retaliating against, interfering with, or intimidating a person exercising his/her fair housing rights.

What's exempted from the law?

- Owner-occupied 4- unit (or fewer) buildings.
- Rental of room in private home.
- Rental of rooms to persons of the same sex.
- Religious organizations and private clubs.
- Reasonable occupancy limits.
- Housing for older persons (exempt for family status only).

Where to File a Claim:

Illinois Department of Human Rights (IDHR): IDHR.FairHousing@illinois.gov or (312) 814-6229 or 1-800-662-3942 (specifically for discrimination in housing). You can also contact the IDHR office nearest you:

Chicago Office	Springfield Office	Marion Office
100 W. Randolph Street 10th Floor Chicago, IL 60601 (312) 814-6200 (866) 740-3953 (TTY) (312) 814-1436 (FAX)	222 South College Room 101 Springfield, IL 62704 (217) 785-5100 (866) 740-3953 (TTY) (217) 785-5106 (FAX)	2309 West Main Street Suite 112 Marion, IL 62959 (618) 993-7463 (866) 740-3953 (TTY) (618) 993-7464 (FAX)



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