

What is fair housing?

Fair housing laws protect you from housing discrimination based on your protected class status, such as race, color, religion, national origin, sex, familial status, or disability.

Fair Housing protects people from discrimination when engaging in housing-related activities, including:



applying for a mortgage



viewing an apartment



hiring a real estate agent



getting an appraisal



print & digital advertisements



seeking a home insurance policy



requesting accommodations



and much more.



A Regional Fair Housing Enforcement & HUD-Approved Housing Counseling Agency

708-957-4674

Spanish-Speaking Line: Ext. 104

SouthSuburbanHousingCenter.org

   [@SSHousingCenter](https://www.instagram.com/SSHousingCenter)

Housing Discrimination Reporting Guidebook

Information on Federal, State, & Cook County Protections



FEDERAL

U.S. Department of Housing & Urban Development (HUD)

Protected Classes: Race
Color
Religion
Sex (incl. sexual harassment)
National Origin
Disability
Familial Status

Contact: <https://HUD.gov/fairhousing>
1-800-669-9777
1-800-877-8339 (TTY)

Geographic Area: Housing located within U.S. or U.S. territories

Time to File: Must file within one year of the alleged violation

Who Can Be Sued? Most residential housing owners (with some exceptions*), sales and rental agents, builders, lenders, and appraisers, municipalities, and advertisers.

What Relief is Available? Make Whole Damages:
• moving expenses
• rent differentials
• emotional distress
Punitive Damages
Fines to Agency
Injunctive Relief:
• emergency relief
• order to:
◦ cease eviction
◦ order to sell
◦ order to rent
Attorney Fees and Costs to prevailing complainant

ILLINOIS

Illinois Department of Human Rights (IDHR)

Protected Classes: Race
Color
Religion
Sex (incl. sexual harassment)
National Origin
Ancestry
Age
Disability
Marital Status
Familial Status
Sexual Orientation (incl. gender identity)
Source of Income
Pregnancy
Unfavorable
Military Discharge
Military Status
Order of Protection Status

Contact: <https://www2.illinois.gov/dhr>
(312) 814-6200
(866) 740-3953 (TTY)

Geographic Area: Residential and commercial real estate transactions in Illinois

Time to File: Must file within one year of the alleged violation

Who Can Be Sued? Most persons engaging in commercial or residential real estate transactions, including real estate brokers, sales agents, builders, lenders, appraisers, municipalities, advertisers, etc.

What Relief is Available? Make Whole Damages:
• moving expenses
• rent differentials
• emotional distress
Fines to State
Injunctive Relief:
• emergency relief
• order to:
◦ cease eviction
◦ order to sell
◦ order to rent
Attorney Fees and Costs to prevailing complainant

COOK

Cook County Commission on Human Relations (CCHHR)

Protected Classes: Race
Color
Religion
Sex (incl. sexual harassment)
National Origin
Ancestry
Age
Disability
Marital Status
Parental Status
Sexual Orientation
Gender Identity
Source of Income
Military Discharge Status
Criminal History
Housing Status

Contact: <https://www.cookcountyil.gov>
(312) 603-1100

Geographic Area: Housing located within Cook County

Time to File: Must file within 180 days of the alleged violation

Who Can Be Sued? All persons with right to sell, rent, lease, or sublease any housing unit within Cook County and their agent, broker, or other individual working on behalf of any such individual.

What Relief is Available? Make Whole Damages:
• moving expenses
• rent differentials
• emotional distress
Fines to the County
Injunctive Relief:
• emergency relief
• order to:
◦ cease eviction
◦ order to sell
◦ order to rent
Attorney Fees and Costs to prevailing complainant