



## **Housing Discrimination**

It is a **civil rights violation** for an owner, real estate agent, or any other person involved in a housing transaction to discriminate based on race, color, religion, sex, national origin, ancestry, age, marital status, physical or mental disability, military status, sexual orientation, unfavorable discharge from military service, order of protection status, or family status.



### **Illinois Attorney General Civil Rights Bureau**

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## What is a housing transaction?

- Selling, renting or leasing housing.
- Brokering or appraising a home.
- Providing or receiving loans/financial assistance to purchase, build, improve, repair, or maintain a home.
- Providing or receiving loans or other financial assistance secured by a home (such as a home equity loan).

## What constitutes illegal discrimination?

- Discriminating during a housing transaction.
- Changing the terms or conditions of a housing transaction.
- Refusing to receive or communicate a genuine offer on a home.
- Refusing to negotiate for a housing transaction.
- Saying housing is not available when it is.
- Failing to bring a property listing to a person's attention.
- Refusing to allow someone to inspect a home.
- Advertisements expressing intent, whether directly or indirectly (e.g., "not suitable for children"), to unlawfully discriminate.
- Offering, soliciting, accepting, using or retaining a property listing knowing that unlawful discrimination is intended.

## What is blockbusting?

- Persuading others to sell or lease based on projected loss of property value due to entry into a neighborhood of persons of any particular race, color, religion, national origin, ancestry, age, sex, sexual orientation, marital status, familial status or disability.
- Distributing written materials or creating alarm to persuade any owner to sell or lease property because of changes in the neighborhood's population.

It is a **civil rights violation** to coerce, intimidate, threaten, or interfere with any person using any right protected by law or in reaction to any person's use – or encouragement of another person's use – of those rights.