

1 AN ACT concerning animals.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the  
5 Assistance Animal Integrity Act.

6 Section 5. Definitions. In this Act:

7 "Assistance animal" means an emotional support or service  
8 animal that qualifies as a reasonable accommodation under the  
9 federal Fair Housing Act or the Illinois Human Rights Act.

10 "Disability" means, with respect to a person, any physical  
11 or mental impairment, or record of such impairment, that  
12 satisfies the definition of handicap under the Fair Housing Act  
13 or the definition of disability under the Illinois Human Rights  
14 Act.

15 "Housing provider" means any owner, housing provider,  
16 property management company, property manager, government  
17 entity, condominium board, condominium association,  
18 cooperative, or related entity, and any agent or employee  
19 thereof, engaged in the selling, leasing, management, control,  
20 or governance of residential housing.

21 "Reasonable accommodation" has the meaning provided under  
22 the federal Fair Housing Act or the Illinois Human Rights Act.

23 "Therapeutic relationship" means the provision of medical

1 care, program care, or personal care services, in good faith,  
2 for and with actual knowledge of, an individual's disability  
3 and that individual's disability-related need for an  
4 assistance animal by: (1) a physician or other medical  
5 professional; (2) a mental health service provider; or (3) a  
6 non-medical service agency or reliable third party who is in a  
7 position to know about the individual's disability.  
8 "Therapeutic relationship" does not include an entity that  
9 issues a certificate, license, or similar document that  
10 purports to confirm, without conducting a meaningful  
11 assessment of a person's disability or a person's  
12 disability-related need for an assistance animal, that a  
13 person: (a) has a disability; or (b) needs an assistance  
14 animal.

15 Section 10. Documentation of disability and  
16 disability-related need.

17 (a) A housing provider who receives a request from a person  
18 to make an exception to the housing provider's policy  
19 prohibiting or restricting animals on the housing provider's  
20 property because the person requires the use of an assistance  
21 animal may require the person to produce reliable documentation  
22 of the disability and disability-related need for the animal  
23 only if the disability or disability-related need is not  
24 readily apparent or known to the housing provider. A housing  
25 provider may ask a person to make the request on a standardized

1 form, but cannot deny the request because the person did not  
2 use the form to submit documentation that meets the  
3 requirements of subsection (b). A housing provider receiving a  
4 request for more than one assistance animal may request  
5 documentation under subsection (b) that establishes the  
6 disability-related need for each animal, unless the need for an  
7 animal is apparent.

8 (b) Any documentation that a person has a disability and  
9 requires the use of an assistance animal as a reasonable  
10 accommodation in housing under the federal Fair Housing Act or  
11 the Illinois Human Rights Act shall:

12 (1) be in writing;

13 (2) be made by a person with whom the individual  
14 requesting an accommodation has a therapeutic  
15 relationship; and

16 (3) describe the individual's disability-related need  
17 for the assistance animal.

18 (c) A housing provider may deny a documented request for an  
19 accommodation or rescind a granted request under this Act if:

20 (1) the accommodation imposes either: (i) an undue  
21 financial and administrative burden; or (ii) a fundamental  
22 alteration to the nature of the operations of the housing  
23 provider; or

24 (2) after conducting an individualized assessment,  
25 there is reliable objective evidence that the specific  
26 assistance animal: (i) poses a direct threat to the health

1 or safety of others that cannot be reduced or eliminated by  
2 another reasonable accommodation; (ii) causes substantial  
3 physical damage to the property of others that cannot be  
4 reduced or eliminated by another reasonable accommodation;  
5 or (iii) has engaged in a pattern of uncontrolled behavior  
6 that its handler has not taken effective action to correct.

7 (d) A housing provider may require additional supporting  
8 documentation of a person's disability or need for the  
9 assistance animal only if the initial documentation provided  
10 does not satisfy subsection (b). If the initial documentation  
11 is insufficient to show the existence of the therapeutic  
12 relationship required under subsection (b), a housing provider  
13 may request additional information describing the professional  
14 relationship between the person and the individual with a  
15 disability.

16 (e) A housing provider may consider the documented  
17 disability-related needs of other residents on the property  
18 when evaluating the reasonableness of the request for the  
19 assistance animal. However, a housing provider may not deny an  
20 assistance animal solely due to the disability-related needs of  
21 another resident; rather, a housing provider must attempt to  
22 balance the disability-related needs of all residents.

23 (f) A housing provider may require a resident to cover the  
24 costs of repairs for damage the animal causes to the resident's  
25 dwelling unit or the common areas, reasonable wear and tear  
26 excepted, in the same manner it would for damage caused by any

1 other resident; however, a housing provider may not require a  
2 resident to pay a pet-related deposit, pet fee, or related pet  
3 assessment, even if the housing provider allows pets and  
4 requires pet owners to pay such costs. A housing provider also  
5 may not require a resident with an assistance animal to procure  
6 special liability insurance or coverage for the assistance  
7 animal.

8 (g) Nothing in this Act shall be construed as requiring  
9 documentation of a specific diagnosis regarding a disability or  
10 disability-related need.

11 (h) Nothing in this Act prohibits a housing provider from  
12 verifying the authenticity the documentation submitted under  
13 subsection (b).

14 Section 15. Immunity. Notwithstanding any other provision  
15 of law to the contrary, a housing provider shall not be liable  
16 for injuries caused by a person's assistance animal permitted  
17 on the housing provider's property as a reasonable  
18 accommodation to assist the person with a disability under the  
19 Fair Housing Act, Section 504 of the Rehabilitation Act of  
20 1973, the Illinois Human Rights Act, or any other federal,  
21 State, or local law.

22 Section 20. Rights under other Acts. Nothing in this Act  
23 shall be construed to: (1) limit individuals' rights under the  
24 Fair Housing Act, Section 504 of the Rehabilitation Act of

1 1973, the Americans with Disabilities Act, the Illinois Human  
2 Rights Act, or any other federal, State, or local civil rights  
3 law; or (2) limit the liability of housing providers under such  
4 laws.