



101ST GENERAL ASSEMBLY

State of Illinois

2019 and 2020

HB4734

Introduced 2/18/2020, by Rep. Kambium Buckner

SYNOPSIS AS INTRODUCED:

775 ILCS 5/3-102

from Ch. 68, par. 3-102

Amends the Real Estate Transactions Article of the Illinois Human Rights Act. Provides that it is a civil rights violation for an owner or any other person engaging in a real estate transaction to engage or participate in certain actions or behavior, including actions or behavior related to transactions, terms, offers, negotiations, representations, publications of intent, and listings, because of a person's criminal conviction history.

LRB101 17707 LNS 67134 b

1 AN ACT concerning human rights.

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

4 Section 5. The Illinois Human Rights Act is amended by
5 changing Section 3-102 as follows:

6 (775 ILCS 5/3-102) (from Ch. 68, par. 3-102)

7 Sec. 3-102. Civil rights violations; real estate
8 transactions. It is a civil rights violation for an owner or
9 any other person engaging in a real estate transaction, or for
10 a real estate broker or salesman, because of unlawful
11 discrimination, familial status, criminal conviction history,
12 or an arrest record, as defined under subsection (B-5) of
13 Section 1-103, to:

14 (A) Transaction. Refuse to engage in a real estate
15 transaction with a person or to discriminate in making
16 available such a transaction;

17 (B) Terms. Alter the terms, conditions or privileges of
18 a real estate transaction or in the furnishing of
19 facilities or services in connection therewith;

20 (C) Offer. Refuse to receive or to fail to transmit a
21 bona fide offer to engage in a real estate transaction from
22 a person;

23 (D) Negotiation. Refuse to negotiate for a real estate

1 transaction with a person;

2 (E) Representations. Represent to a person that real
3 property is not available for inspection, sale, rental, or
4 lease when in fact it is so available, or to fail to bring
5 a property listing to his or her attention, or to refuse to
6 permit him or her to inspect real property;

7 (F) Publication of Intent. Make, print, circulate,
8 post, mail, publish or cause to be made, printed,
9 circulated, posted, mailed, or published any notice,
10 statement, advertisement or sign, or use a form of
11 application for a real estate transaction, or make a record
12 or inquiry in connection with a prospective real estate
13 transaction, that indicates any preference, limitation, or
14 discrimination based on unlawful discrimination or
15 unlawful discrimination based on familial status, criminal
16 conviction history, or an arrest record, or an intention to
17 make any such preference, limitation, or discrimination;

18 (G) Listings. Offer, solicit, accept, use or retain a
19 listing of real property with knowledge that unlawful
20 discrimination or discrimination on the basis of familial
21 status, criminal conviction history, or an arrest record in
22 a real estate transaction is intended.

23 (Source: P.A. 101-565, eff. 1-1-20.)