



Sen. Graciela Guzmán

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1 AMENDMENT TO SENATE BILL 330

2 AMENDMENT NO. _____. Amend Senate Bill 330 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Illinois Human Rights Act is amended by
5 changing Sections 3-101, 3-102, 3-102.10, 3-103, and 6-101.5
6 as follows:

7 (775 ILCS 5/3-101) (from Ch. 68, par. 3-101)

8 Sec. 3-101. Definitions. The following definitions are
9 applicable strictly in the context of this Article:

10 (A) Real Property. "Real property" includes buildings,
11 structures, real estate, lands, tenements, leaseholds,
12 interests in real estate cooperatives, condominiums, and
13 hereditaments, corporeal and incorporeal, or any interest
14 therein.

15 (B) Real Estate Transaction. "Real estate transaction"
16 includes the sale, exchange, rental or lease of real property,

1 or any act that otherwise makes available such a transaction
2 or alters a person's rights to real property. "Real estate
3 transaction" also includes the brokering or appraising of
4 residential real property and the making or purchasing of
5 loans or providing other financial assistance:

6 (1) for purchasing, constructing, improving, repairing
7 or maintaining a dwelling; or

8 (2) secured by residential real estate.

9 (C) Housing Accommodations. "Housing accommodation"
10 includes any improved or unimproved real property, or part
11 thereof, which is used or occupied, or is intended, arranged
12 or designed to be used or occupied, as the home or residence of
13 one or more individuals.

14 (D) Real Estate Broker or Salesman. "Real estate broker or
15 salesman" means a person, whether licensed or not, who, for or
16 with the expectation of receiving a consideration, lists,
17 sells, purchases, exchanges, rents, or leases real property,
18 or who negotiates or attempts to negotiate any of these
19 activities, or who holds oneself out as engaged in these.

20 (E) Familial Status. "Familial status" means one or more
21 individuals (who have not attained the age of 18 years) being
22 domiciled with:

23 (1) a parent or person having legal custody of such
24 individual or individuals; or

25 (2) the designee of such parent or other person having
26 such custody, with the written permission of such parent

1 or other person.

2 The protections afforded by this Article against
3 discrimination on the basis of familial status apply to any
4 person who is pregnant or is in the process of securing legal
5 custody of any individual who has not attained the age of 18
6 years.

7 (F) Conciliation. "Conciliation" means the attempted
8 resolution of issues raised by a charge, or by the
9 investigation of such charge, through informal negotiations
10 involving the aggrieved party, the respondent and the
11 Department.

12 (G) Conciliation Agreement. "Conciliation agreement" means
13 a written agreement setting forth the resolution of the issues
14 in conciliation.

15 (H) Covered Multifamily Dwellings. As used in Section
16 3-102.1, "covered multifamily dwellings" means:

17 (1) buildings consisting of 4 or more units if such
18 buildings have one or more elevators; and

19 (2) ground floor units in other buildings consisting
20 of 4 or more units.

21 (I) Immigration Status. "Immigration status" means a
22 person's actual or perceived citizenship or immigration
23 status.

24 (J) Domestic violence. "Domestic violence" means the use
25 or attempted use of abuse as defined in Section 103 of the
26 Illinois Domestic Violence Act of 1986 or a pattern of any

1 other coercive behavior committed, enabled, or solicited to
2 gain or maintain power and control over a person, including
3 verbal, psychological, economic, or technological abuse by a
4 family or household member as defined in Section 103 of the
5 Illinois Domestic Violence Act of 1986. "Domestic violence"
6 includes a person's status as being a person protected under a
7 protective order issued under the Illinois Domestic Violence
8 Act of 1986, Article 112A of the Code of Criminal Procedure of
9 1963, the Stalking No Contact Order Act, the Civil No Contact
10 Order Act, or a protective order issued by a court of another
11 state.

12 (K) Sexual violence. "Sexual violence" means any act of
13 sexual assault or sexual abuse including, but not limited to,
14 non-consensual sexual conduct or non-consensual sexual
15 penetration as defined in the Civil No Contact Order Act and
16 the offenses of stalking, aggravated stalking, criminal sexual
17 assault, aggravated criminal sexual assault, predatory
18 criminal sexual assault of a child, criminal sexual abuse, and
19 aggravated criminal sexual abuse as those offenses are
20 described in the Criminal Code of 2012. "Sexual violence"
21 includes a person's status as being a person protected under a
22 protective order issued under the Illinois Domestic Violence
23 Act of 1986, Article 112A of the Code of Criminal Procedure of
24 1963, the Stalking No Contact Order Act, the Civil No Contact
25 Order Act, or a protective order issued by a court of another
26 state.

1 (L) Gender-based violence. "Gender-based violence" means
2 actual, attempted, threatened, or perceived domestic violence,
3 sexual violence, or gender-based violence. "Gender-based
4 violence" has the same meaning as provided in Section 2-1401
5 of the Code of Civil Procedure and includes domestic violence
6 and sexual violence as defined in this Section and stalking as
7 defined in the Stalking No Contact Order Act. "Gender-based
8 violence" includes a person's status as being a person
9 protected under a protective order issued under the Illinois
10 Domestic Violence Act of 1986, Article 112A of the Code of
11 Criminal Procedure of 1963, the Stalking No Contact Order Act,
12 the Civil No Contact Order Act, or a protective order issued by
13 a court of another state. The Department may create rules to
14 ensure gender-based violence survivor status is applied in
15 accordance with the legislative intent of this Act.

16 (Source: P.A. 103-232, eff. 1-1-24; 103-859, eff. 1-1-25.)

17 (775 ILCS 5/3-102) (from Ch. 68, par. 3-102)

18 Sec. 3-102. Civil rights violations; real estate
19 transactions and other prohibited acts. It is a civil rights
20 violation for an owner or any other person, or for a real
21 estate broker or salesman, because of unlawful discrimination,
22 familial status, immigration status, source of income, status
23 as a person with a history of being a survivor of gender-based
24 violence, or an arrest record, as defined under subsection
25 (B-5) of Section 1-103, to:

1 (A) Transactions. Refuse to engage in a real estate
2 transaction or deny real property, or to discriminate in
3 making available such a transaction;

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

7 (C) Offers. Refuse to receive or to fail to transmit a
8 bona fide offer in a real estate transaction from a
9 person;

10 (D) Negotiation. Refuse to negotiate a real estate
11 transaction with a person;

12 (E) Representations. Represent to a person that real
13 property is not available for inspection, sale, rental, or
14 lease when in fact it is so available, or to fail to bring
15 a property listing to the person's attention, or to refuse
16 to permit the person to inspect real property;

17 (F) Publication of Intent. Make, print, circulate,
18 post, mail, publish or cause to be made, printed,
19 circulated, posted, mailed, or published any notice,
20 statement, advertisement or sign, or use a form of
21 application for a real estate transaction, or make a
22 record or inquiry in connection with a prospective real
23 estate transaction, that indicates any preference,
24 limitation, or discrimination based on unlawful
25 discrimination or unlawful discrimination based on
26 familial status, immigration status, source of income,

1 status as a person with a history of being a survivor of
2 gender-based violence, or an arrest record, or an
3 intention to make any such preference, limitation, or
4 discrimination;

5 (G) Listings. Offer, solicit, accept, use or retain a
6 listing of real property with knowledge that unlawful
7 discrimination or discrimination on the basis of familial
8 status, immigration status, source of income, status as a
9 person with a history of being a survivor of gender-based
10 violence, or an arrest record in a real estate transaction
11 is intended.

12 (H) Criteria. Use criteria or methods that have the
13 effect of subjecting individuals to unlawful
14 discrimination or discrimination based on familial status,
15 immigration status, source of income, status as a person
16 with a history of being a survivor of gender-based
17 violence, or an arrest record in a real estate
18 transaction. Such criteria or methods are unlawful under
19 this subsection if they are not necessary to achieve a
20 substantial, legitimate, non-discriminatory interest; or
21 if the substantial, legitimate, non-discriminatory
22 interest could be served by another practice that has a
23 less discriminatory effect.

24 (Source: P.A. 102-896, eff. 1-1-23; 103-232, eff. 1-1-24;
25 103-859, eff. 1-1-25.)

1 (775 ILCS 5/3-102.10)

2 Sec. 3-102.10. Third-party loan modification service
3 provider.

4 (A) It is a civil rights violation for a third-party loan
5 modification service provider, because of unlawful
6 discrimination, familial status, immigration status, source of
7 income, status as a person with a history of being a survivor
8 of gender-based violence, or an arrest record, to:

9 (1) refuse to engage in loan modification services;

10 (2) alter the terms, conditions, or privileges of such
11 services; or

12 (3) discriminate in making such services available,
13 including, but not limited to, by making a statement,
14 advertisement, representation, inquiry, listing, offer, or
15 solicitation that indicates a preference or the intention
16 to make such a preference in making such services
17 available.

18 (B) For purposes of this Section, "third-party loan
19 modification service provider" means a person or entity,
20 whether licensed or not, who, for or with the expectation of
21 receiving consideration, provides assistance or services to a
22 loan borrower to obtain a modification to a term of an existing
23 real estate loan or to obtain foreclosure relief. "Third-party
24 loan modification service provider" does not include lenders,
25 brokers or appraisers of mortgage loans, or the servicers,
26 subsidiaries, affiliates, or agents of the lender.

1 (Source: P.A. 102-362, eff. 1-1-22; 103-232, eff. 1-1-24.)

2 (775 ILCS 5/3-103) (from Ch. 68, par. 3-103)

3 Sec. 3-103. Blockbusting. It is a civil rights violation
4 for any person to:

5 (A) Solicitation. Solicit for sale, lease, listing or
6 purchase any residential real estate within this State, on
7 the grounds of loss of value due to the present or
8 prospective entry into the vicinity of the property
9 involved of any person or persons of any particular race,
10 color, religion, national origin, ancestry, age, sex,
11 sexual orientation, marital status, familial status,
12 immigration status, source of income, status as a person
13 with a history of being a survivor of gender-based
14 violence, or disability.

15 (B) Statements. Distribute or cause to be distributed,
16 written material or statements designed to induce any
17 owner of residential real estate in this State to sell or
18 lease the owner's property because of any present or
19 prospective changes in the race, color, religion, national
20 origin, ancestry, age, sex, sexual orientation, marital
21 status, familial status, immigration status, source of
22 income, status as a person with a history of being a
23 survivor of gender-based violence, or disability of
24 residents in the vicinity of the property involved.

25 (C) Creating Alarm. Intentionally create alarm, among

1 residents of any community, by transmitting communications
2 in any manner, including a telephone call whether or not
3 conversation thereby ensues, with a design to induce any
4 owner of residential real estate in this state to sell or
5 lease the owner's property because of any present or
6 prospective entry into the vicinity of the property
7 involved of any person or persons of any particular race,
8 color, religion, national origin, ancestry, age, sex,
9 sexual orientation, marital status, familial status,
10 immigration status, source of income, status as a person
11 with a history of being a survivor of gender-based
12 violence, or disability.

13 (Source: P.A. 102-896, eff. 1-1-23; 103-232, eff. 1-1-24.)

14 (775 ILCS 5/6-101.5)

15 Sec. 6-101.5. Additional civil rights violations under
16 Article 3. It is a civil rights violation for a person, or for
17 2 or more persons, to conspire, to:

18 (A) retaliate against a person because the person has
19 opposed that which he or she reasonably and in good faith
20 believes to be unlawful discrimination or conduct
21 otherwise prohibited ~~discrimination based on familial~~
22 ~~status or arrest record in a real estate transaction~~ under
23 Article 3, because the person has made a charge, filed a
24 complaint, testified, assisted, or participated in an
25 investigation, proceeding, or hearing under this Act, or

1 because the person has requested, attempted to request,
2 used, or attempted to use a reasonable accommodation as
3 allowed by this Act;

4 (B) aid, abet, compel, or coerce a person to commit
5 any violation of this Act; or

6 (C) willfully interfere with the performance of a duty
7 or the exercise of a power by the Commission or one of its
8 members or representatives or the Department or one of its
9 officers or employees.

10 ~~For the purposes of this Section, "familial status" has~~
11 ~~the same meaning as defined in Section 3-101.~~

12 (Source: P.A. 102-362, eff. 1-1-22.)".