

**SB1874**



**102ND GENERAL ASSEMBLY**

**State of Illinois**

**2021 and 2022**

**SB1874**

Introduced 2/26/2021, by Sen. Dave Syverson

**SYNOPSIS AS INTRODUCED:**

775 ILCS 5/3-101

from Ch. 68, par. 3-101

Amends the Real Estate Transactions Article of the Illinois Human Rights Act. Provides that "inquiry" does not include the examination of public records.

LRB102 15661 LNS 21025 b

**A BILL FOR**

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 3-101 as follows:

6 (775 ILCS 5/3-101) (from Ch. 68, par. 3-101)

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

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

14 (B) Real Estate Transaction. "Real estate transaction"  
15 includes the sale, exchange, rental or lease of real property.  
16 "Real estate transaction" also includes the brokering or  
17 appraising of residential real property and the making or  
18 purchasing of loans or providing other financial assistance:

19 (1) for purchasing, constructing, improving, repairing or  
20 maintaining a dwelling; or

21 (2) secured by residential real estate.

22 (C) Housing Accommodations. "Housing accommodation"  
23 includes any improved or unimproved real property, or part

1       thereof, which is used or occupied, or is intended, arranged  
2       or designed to be used or occupied, as the home or residence of  
3       one or more individuals.

4           (D) Real Estate Broker or Salesman. "Real estate broker or  
5       salesman" means a person, whether licensed or not, who, for or  
6       with the expectation of receiving a consideration, lists,  
7       sells, purchases, exchanges, rents, or leases real property,  
8       or who negotiates or attempts to negotiate any of these  
9       activities, or who holds himself or herself out as engaged in  
10       these.

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

14           (1) a parent or person having legal custody of such  
15       individual or individuals; or

16           (2) the designee of such parent or other person having  
17       such custody, with the written permission of such parent or  
18       other person.

19           The protections afforded by this Article against  
20       discrimination on the basis of familial status apply to any  
21       person who is pregnant or is in the process of securing legal  
22       custody of any individual who has not attained the age of 18  
23       years.

24           (F) Conciliation. "Conciliation" means the attempted  
25       resolution of issues raised by a charge, or by the  
26       investigation of such charge, through informal negotiations

1 involving the aggrieved party, the respondent and the  
2 Department.

3 (G) Conciliation Agreement. "Conciliation agreement" means  
4 a written agreement setting forth the resolution of the issues  
5 in conciliation.

6 (H) Covered Multifamily Dwellings. As used in Section  
7 3-102.1, "covered multifamily dwellings" means:

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

10 (2) ground floor units in other buildings consisting of 4  
11 or more units.

12 (I) Inquiry. "Inquiry" does not include the examination of  
13 public records.

14 (Source: P.A. 86-820; 86-910; 86-1028.)