

Village of Skokie



Attention

Landlords and Tenants

Know Your

Rights and Responsibilities

Village of Skokie Ordinance
Chapter 58 Article II
Discrimination and Fair Housing

This brochure should not be used as a final source of information on landlord and tenant law. Please consult the Code of Ordinance for the Village of Skokie Chapter 58 Article II.

Discrimination and Fair Housing

Please contact the Village of Skokie office of Human Services at (847) 933-8208, or visit www.skokie.org.

The Village of Skokie
www.skokie.org
Council/Manager Government
Since 1957

Officials:

Mayor

George Van Dusen

Clerk

Marlene Williams

Trustees

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Michael A. Gelder

Frank G. McCabe

Donald P. Perille

Randall E. Roberts

Eddie Sue Sutker

Manager

Albert J. Rigoni

Counsel

J. Patrick Hanley

14. To coerce, intimidate, threaten, or interfere with any person(s) in the exercise or enjoyment of, or on account of, his having exercised or enjoyed, or on account of his having aided or encouraged any other person (s) in the exercise or enjoyment of, any right granted or protected by this ordinance.

15. To solicit any owner to sell or rent or list residential property at any time after receiving written notice that such owner does not desire to sell, rent, or list such residential property. Such notice may be given by the owner or by a third party on the owner's behalf.

16. To intentionally interfere with the performance of a duty or exercise of a power by the commission or by its members or representatives.

17. To engage in sexual harassment in any real estate transaction. "Sexual harassment" means any unwelcome sexual advance, request for sexual favors, or conduct of a sexual nature when (1) submission to such conduct is an explicit or implicit term or condition of an individual's real estate transaction; or (2) submission to or rejection of such conduct by an individual is used as the basis for any decision affecting the individual's real estate transaction; or (3) such conduct has the purpose or effect of substantially interfering with an individual's real estate transaction or creating an intimidating, hostile, or offensive environment with respect thereto.

18. To aid or abet any of the above described acts performed in violation of this ordinance.

Exemptions (Sec. 58-37.8)

Nothing in this chapter shall require any person who does not participate in the Housing Voucher Program, to accept any subsidy, payment assistance, voucher, or contribution under or in connection with such program or to lease or rent to any tenant or prospective tenant who is relying on such a subsidy, payment assistance, contribution or voucher for payment of part of the rent for such place of accommodation.

Purpose of this Brochure

The purpose of this brochure is to highlight the rights and responsibilities of the landlord and tenant codified in Chapter 58, Article II Sections 58-31 through 58-38 (Skokie Fair Housing Ordinance) of the Village Code. Please refer to the Ordinance for complete details and specific language of the law. Copies of the Ordinance may be obtained from Skokie Village Hall or viewed on our Web site, www.skokie.org

Content of Chapter 58, Article II Discrimination and Fair Housing

Article II Discrimination and Fair Housing

Sec. 58-31 Purpose of Article

Sec. 58-32 Definitions

Sec. 58-33 Penalties

Sec. 58-34 Enforcement

Sec. 58-35 Rules of Human Relations Commission

Sec. 58-36 Unlawful Housing Practices

Sec. 58-37 Exemptions

Sec. 58-38 Complaints; Conciliation; Hearing Procedures

Article II Sec. 58-31 and Sec. 58-36, underlined above, highlight the rights and responsibilities of the landlord and tenant and are therefore detailed below. Also, an important note about a "source of income" Exemption (*Sec. 58-37.8*) is included.

Article II Sec. 58-31 Purpose of Article

It is hereby declared to be the policy of the Village and the purpose of this article that all persons shall be assured full and equal opportunity to obtain fair and adequate housing for themselves and their families within the Village of Skokie and to secure to all persons an equal opportunity to view, purchase, lease, rent, or occupy real estate in the Village of Skokie without discrimination because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation or source of income.

Article II Sec. 58-36 Unlawful Housing Practices

The following acts shall constitute violations of this Article:

1. To discriminate against any person(s) in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provisions of services or facilities in connection therewith, because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation or source of income.

2. To refuse to sell or rent, after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person(s) because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income.

3. To represent to any person(s) because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation or source of income that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

4. To make, print, or publish, or cause to be made, printed, or published, any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based upon a person(s) race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation or source of income or an intention to make such preference, limitation, or discrimination.

5. To, for profit, induce or attempt to induce any person(s) to buy, sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of any person(s) of a particular race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income.

6. To discriminate in connection with borrowing or lending money, guaranteeing loans, accepting mortgages, or otherwise financing a real estate transaction of any person(s) on the grounds of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income

7. To delay the processing or denying a loan or other financial assistance to a person(s) applying, therefore for the purpose of purchasing, constructing, improving, repairing, or maintaining a dwelling, or to discriminate in the fixing of that amount, interest rate, duration, or other terms or conditions of such loan or other financial assistance because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income.

8. To discriminate in appraising the value of real estate or in the sale of insurance in connection with a real estate transaction of any person(s) because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income.

9. To enter into a listing agreement which discriminates against any person(s) because of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income.

10. To deny any person(s) access to, or membership or participation in, any multiple listing service, real estate brokers' organization or other service, organization, or facility related to the business of selling or renting dwellings or to discriminate against any person(s) in the terms and conditions of such access, membership or participation on account of their race, color, religion, sex, creed, ancestry, disability, age, marital status, presence or age of children, national origin, sexual orientation, or source of income.

11. To engage in steering.

12. To act or undertake to act as real estate broker, salesman, or agent with respect to any dwelling, the disposition of which requires said person(s) to participate in discrimination.

13. To perform any act of discrimination with the intention of restriction or limiting the housing choice of any person(s).