



New 2023 Illinois Law: What Landlords Need to Know About Source of Income

On January 1, 2023 amendments to the Illinois Human Rights Act go into effect. These amendments add "Source of Income" as a protected class in real estate transactions.

According to the new law, "Source of income" is the lawful manner by which an individual supports himself or herself and his or her dependents." Examples include:

- Housing Choice Vouchers
- Homelessness Prevention Programs
- Emergency Rental Assistance
- Wages from employment
- Temporary Assistance to Needy Families (TANF)
- Supplemental Security Income (SSI)
- Social Security Disability Insurance (SSDI)
- Veteran's Benefits
- Child Support
- Retirement Income

Important!

Landlords CANNOT discriminate against or reject applicants based on their source of income.

Landlords must abide by all fair housing laws and be aware of the activities that are prohibited under this new amendment. These include, but are not limited to:

- Advertising a preference for a certain type of income, such as employment-based income. "Must have proof of employment."
- Advertising that certain forms of income are not accepted. "No Section 8."
- Refusing to accept rent subsidies or complete related paperwork.
- Charging different fees and rent or security deposit amounts for renters with housing subsidies or vouchers.
- Imposing different terms, conditions, privileges or services based on how an individual or household pays for rent.

Questions can be referred to: The Illinois Department of Human Rights
Chicago: (312) 814-6200, Springfield: (217) 785-5100, TTY: (866) 740-3953
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