



FAIR HOUSING PROJECT

REASONABLE ACCOMMODATIONS & MODIFICATIONS

General Information:

- **Step 1: A Person with a Disability**
 - Disability
 - a “physical or mental impairment”
 - which “substantially limits”
 - one or more “major life activities”
 - Perception of disability
 - having a history of a disability
 - being regarded as having a disability
 - The person does not have to disclose the specific disability
 - The person should disclose how his/her disability is impacting life activities
- **Step 2: The Request**
 - Accommodation – Exception to a Rule/Lease or Policy Change
 - Modification – Physical Change to Property
 - Not required to be in writing
 - Cannot require that the requestor use a particular form
- **Step 3: The Need**
 - Necessary – connection between the request and person’s limitations
 - Reasonable – in cost and implementation
 - does not present an undue burden
 - does not fundamentally alter nature of services
 - for federally funded programs, there may be further equal access requirements
 - Must not present a direct threat to others or the property
- **Step 4: The Evaluation**
 - Is the need obvious? Must grant the request
 - Is the need unclear? Ask for verification
 - Interactive process
 - Does not require a medical note, but usually that is the most helpful

Support & Service Animals

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| <ul style="list-style-type: none">• Service animals:<ul style="list-style-type: none">○ Must be a dog or miniature horse○ Must perform a task○ Training is usually verifiable○ Same rules for housing and public accommodations○ No pet fees permitted | <ul style="list-style-type: none">• Support animals:<ul style="list-style-type: none">○ Can be any animal○ Does not have to have special training○ Only for housing○ Entitled to a waiver of pet fees |
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PRAIRIE STATE LEGAL SERVICES

Equal Access to Justice

FAIR HOUSING PROJECT

Other Discrimination Issues...

Housing discrimination can take many forms. The following treatment by a housing provider may be discriminatory:

- Restricting people with disabilities from renting certain apartments
- Evicting someone for a reason other than non-payment of rent or serious lease violations (i.e. domestic abuse situations)
- Harassment by a landlord or neighbors
- Stating a preference for families without children or tenants of a particular gender
- Refusing to allow a service or support animal
- Asking for a higher security deposit or having a more strenuous tenant screening process for particular applicants
- Denying special requests without discussion of alternatives that involve
 - exceptions in services (**reasonable accommodation**) – like an assigned parking space for a person with a mobility impairment
 - permission to make changes to an apartment at the tenant's cost (**reasonable modification**) – like requesting to install a ramp up to a door

If you know someone who has experienced housing discrimination, Prairie State Legal Services' Fair Housing Project may be able to help. **Call us today at 855-FHP-PSLS.**

About Prairie State Legal Services

Since 1977, PSLS has been working to protect the rights of Illinois citizens. For more information about our legal services in 36 counties across northern and central Illinois, visit: www.pslegal.org

The Fair Housing Project serves Lake, McHenry, Boone, Winnebago, and Stephenson counties.

Call **855-FHP-PSLS (347-7757)**

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