

Jim Doyle
Governor

**WISCONSIN DEPARTMENT OF
REGULATION & LICENSING**

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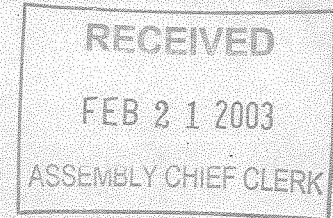
Donsia Strong Hill
Secretary



February 19, 2003

Chief Clerk of the Senate
State Capitol
PO Box 7882
Madison, WI 53707-7882

Chief Clerk of the House
State Capitol
PO Box 8952
Madison, WI 53707-8952



Dear Chief Clerks:

Pursuant to Wisconsin Statutes s. 440.979, the Wisconsin Department of Regulation and Licensing submits its fourth annual report concerning the regulation of Home Inspectors in Wisconsin.

I am happy to answer any questions you may have concerning the contents.

Please contact me if additional information is needed.

Sincerely,

Donsia Strong Hill
Secretary

Enclosure

cc: Governor's Office

Professions Regulated

Accounting
Acupuncture
Architects
Landscape Architects
Professional Engineers
Designers & Land Surveyors
Auctioneers
Barbering & Cosmetology
Boxing
Cemetery Authorities
Charitable Organizations
Chiropractic
Controlled Substances
Dentistry
Dietitians
Funeral Directors
Geologists, Hydrologists, Soil
Scientists
Hearing and Speech
Home Inspectors
Interior Designers
Massage Therapy/Bodywork
Medical
Music, Art, Dance Therapists
Nursing
Nursing Home Administrators
Optometry
Pharmacy
Physical Therapists
Podiatrists
Private Detectives
Psychology
Real Estate
Real Estate Appraisers
Private Security Persons
Social Workers
Marriage and
Family Therapists &
Professional Counselors
Veterinary



STATE OF WISCONSIN

DEPARTMENT OF REGULATION AND LICENSING

Donsia Strong Hill, Secretary

2002

HOME INSPECTOR REPORT

Fourth Annual HOME INSPECTOR REPORT

January 1, 2002 to December 31, 2002

Pursuant to the reporting requirements of Section 440.979 of the Wisconsin Statutes, the Wisconsin Department of Regulation and Licensing submits the fourth annual report to the Legislature on the status of home inspector regulation in the State of Wisconsin.

BACKGROUND

Wisconsin Act 81 (1997) authorized the Department of Regulation and Licensing (the "Department") to begin regulating home inspectors. It was enacted on April 13, 1998, and published on April 27, 1998, with a delayed implementation date of November 1, 1998. After that date, any person conducting home inspections in Wisconsin is required to be registered with the Department. The Act also required the Department to establish and maintain a "registry" of complaints against home inspectors.

Generally, every individual who acts as a home inspector, who uses the title "home inspector," who uses any title or description that implies that he or she is a home inspector, or who represents himself or herself as a home inspector must register with the Department. There are, however, a few exemptions to the law. A business entity is not required to be registered by the Department. A business entity may provide home inspection services and it may use the title "home inspector" to describe itself, if all of the home inspectors employed by it are registered with the Department. Other persons are also exempted from registration, such as those individuals who are engaged in conducting inspections in the normal course of their employment by a federal, state or local governmental agency; those individuals who conduct energy-related audits; and those individuals who conduct home inspections while lawfully practicing within the scope of a license, permit or certificate granted to them by a state governmental agency.

For purposes of successfully implementing this new law, in 1998 the Secretary of the Department appointed a Home Inspector Advisory Committee. This committee has assisted in developing and revising administrative rules. The committee has also provided advice and counsel regarding home inspector practices, examination development and application materials. The committee met 3 times in 2002. A roster of current committee members is attached as **Attachment A.**

NUMBER OF HOME INSPECTORS

The following chart shows the number of individuals registered as home inspectors by the Department during specific time periods and the number of individuals who renewed their registrations. Registrations (except for the initial registration in 1998) are for two years ending on December 31st of even numbered years.

Year	Number Registered for the first time	Renewals at the end of each two year period
9/98 to 12/98	514	
1/1/99 to 12/31/99	341	
1/1/00 to 12/31/00	135	287
1/1/01 to 12/31/01	75	
1/1/02 to 12/31/02	133	534

The Department renewed 287 home inspector registrations for the first time at the end of 2000. Seven hundred three (703) home inspectors did not renew their registration.

Some possible reasons that home inspectors did not renew their registrations might be:

1. They either mistook or assumed that this was a new profession with new opportunities. In actuality, the profession had been developing for quite a few years before implementation of the new regulation.
2. They either chose not to take an additional licensing examination or they took the examination but failed to pass.
3. They did not complete the required continuing education courses.

The deadline for the second round of renewals was December 31, 2002. The total number of active registered home inspectors as of that date was 595. Five hundred thirty-four (534) home inspectors renewed their registrations. Only sixty-one (61) home inspectors did not renew their registration.

NUMBER AND NATURE OF COMPLAINTS

The following chart shows the number of complaints received against home inspectors by the Department during specific time periods.

Year	Complaints Received
9/98 to 12/98	1
1/1/99 to 12/31/99	21
1/1/00 to 12/31/00	17
1/1/01 to 12/31/01	30
1/1/02 to 12/31/02	22

The home inspector registry:

The home inspector registry is an information file in the Division of Enforcement (DOE) in the Department of Regulation and Licensing. The registry was established in accordance with Wis. Stats. 440.978 (4). The information in the file is open for inspection and copying by the public in accordance with Wis. Stats. 440.978 (4) (c). (Prior to July 1, 2002 the file was maintained in the Department's Bureau of Business Licensure. It was moved to the Division of Enforcement after a Department reorganization in 2002.)

Each complaint that the Department receives against a home inspector is reviewed by the DOE. In cases where the DOE determines no violation of the statute, or rule occurred, the complete documentation related to the complaint (the allegation and the response from the home inspector) is placed in the registry file. This is in accordance with Wis. Stats. 440.978 (4) (a) and (b).

The information regarding a complaint against a home inspector remains in the information file for a period of two years from the date of the most recent complaint. This is in accordance with Wis. Stats. 440.978 (4) (d).

Complaints reviewed by the DOE and which may contain a violation of a statute or rule are opened for further investigation. Cases may also be opened to conduct a hearing to determine whether a violation of a statute or rule has occurred. See Wis. Stats. 440.978 (1). These complaints are not placed in the registry file but are treated the same way as all other complaints against professionals that the Department regulates that are opened for investigation by the DOE.

Please refer to **Attachment B** for a description of each of the complaints received in 2002 and for information regarding their resolution. Clients filed fifteen complaints against home inspectors. Seven complaints were made by non-clients in 2002. The last column of the table in Attachment B shows whether each complaint was made by a client or non-client.

COSTS INCURRED BY HOME INSPECTORS

The fee for original registration as a home inspector is \$53. Individuals seeking registration as a home inspector in Wisconsin must pass a national home inspector examination and a state examination.

The state examination covers the Wisconsin statutes and administrative rules relating to home inspections. The cost for taking the state examination is \$57. The national examination, developed by the Examination Board of Professional Home Inspectors, is a 200-question examination that covers appropriate procedures for conducting home inspections. Candidates must pay \$195 to take this national exam.

When application and examination fees are included, successful home inspector candidates will spend approximately \$305 to complete the application/examination/registration process.

Individuals registered as home inspectors in Wisconsin are also statutorily required to obtain 40 hours of continuing education every two years. The estimated cost of this continuing education requirement is \$500. The renewal fee at the end of 2004 will be \$53.

COSTS INCURRED BY THE DEPARTMENT

In 2002 the Department incurred the following approximate costs in conjunction with implementation of this statute:

Item	Approximate Cost	Description
Salary/Benefits	\$21,500	50% of a Program Assistant 3's salary and benefits
Examination	4,500	site rental, item writers, examiners, freight, proctor fees
Mailing Costs	2,000	printing and mailing applications and other information
Other Costs	6,000	administrative, advisory committee, legal and data processing, rental space, use of computers, telephone
TOTAL	\$34,000	

Jim Doyle
Governor

**WISCONSIN DEPARTMENT OF
REGULATION & LICENSING**

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Densia Strong Hill
Secretary

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HOME INSPECTOR ADVISORY COMMITTEE

January 13, 2003

(Terms Expire July 1, 2003)

Jerome G. Baumgardt, Baumgardt Home Inspection, PO Box 730, Elm Grove WI 53122 (B) 262-782-1230 Email: bhiashi@hotmail.com

Ada Duffey, Milwaukee Lead/Asbestos Information Center, 2223 S. Kinnickinnic Avenue, Milwaukee WI 53207 (B) 414-481-9070 (FAX: 414-481-1859) Email: ada@mllaic.com

Larry Engen, 6250 Bernie Lou Drive, Hazelhurst WI 54531 (B) 715-356-9217 Email: engen@newnorth.net FAX: 715-356-9217

Mark Jankowski, Wisconsin Inspection Consultants, 530 Prospect Ave, Portage WI 53901 (B) 608-222-8848 or 1-800-700-5564 FAX: 608-742-1665 Email: newcomer@palacenet.net

Norbert Lovata, Construction Consulting Services, 2717 Whitlock Road, Madison WI 53719 (B) 608-271-4424 Email: lovata@juno.com

Rita McCain-Walker, 101 W. Pleasant Street #100, Milwaukee WI 53212 (B) 414-227-4340 Email: rita.mccain@wheda.com

Richard Staff, Wisconsin Realtors Association, 4801 Forest Run Road, Madison WI 53704 (B) 608-241-2047 FAX: 608-242-2279 E-Mail: rikstaff@wra.org (Public Member)

Mark Thomas, Milwaukee Home Inspection Corporation, 2419 E. Holt Avenue, Milwaukee WI 53207 (B) 414-486-2367 FAX: 414-486-2366 Email: mthomas@milwpc.com

Brian Vanden Heuvel, Brian's Home Inspections, Inc., 675 Bucks Lane, Sobieski, WI 54171, (B)920-822-8681 (H)877-600-4004 Email: brian_v2002@yahoo.com

DEPARTMENT OF REGULATION AND LICENSING DIVISION OF ENFORCEMENT

2002 HOME INSPECTOR REGISTRY SUMMARY REPORT

The home inspector registry is an information file in the Division of Enforcement (DOE) in the Department of Regulation and Licensing. The file contains complaints against registered home inspectors that have been reviewed by DOE and it has been determined contain no violation of a statute or rule. These complaints are summarized below with both an Allegation and a Home Inspector's Response. The complete documents related to these complaints (the allegation and the response from the home inspector) have been placed in the registry file in accordance with Wis. Stats. 440.978 (4) and are open for inspection and copying by the public. Complaints that say "opened for investigation" have been reviewed by DOE and opened for further investigation or to conduct a hearing to determine whether a violation of a statute or rule has occurred. These complaints are not placed in the registry file but are treated the same way as all other complaints against professionals that the Department regulates that are opened for investigation by the Division of Enforcement.

Complaint Number	Date Rec'd	Allegation	Home Inspector's Response	Client or Non-Client
02 HI 001*	1/14/02	Report indicated garbage disposal was OK. Complainant called plumbing company for new faucet & he heard & saw how the sink was almost being pulled off the wall because the disposal was really in bad shape. The grinders were shot inside the disposal. Doesn't believe inspector ever turned the disposal on or tried it. Wants reimbursement for new garbage disposal.	Garbage disposal was tested according to standard home inspection procedures & was found functional at the time of inspection. Recommended & explained the necessity of a final walk-through to the client, which was to be performed by the client prior to closing. The client chose not to perform the final walk through.	Client
02 HI 002*	1/4/02	Realtor referred inspector who said house was in great "move-in" condition & very "sound". Requested an official form that inspectors use; inspector wouldn't furnish report. Have had nothing but problems since; believe inspector didn't properly inspect house & appliances. Examples: Water heaters weren't operational the day moved in; both rusted inside & filled with corrosion, bugs & no hot water ran through them. Only appliance that works is refrigerator; microwave is broke, stove doesn't work, washer & dryer are corroded inside & ruined the clothes. Can't use upper unit bath & kitchen sinks because of piping. Upper bath floor leaks; ceiling downstairs is deteriorating & needs to be replaced. Area rug covered big boarded-up hole in floor. Inspector said furnaces were 10 years old; his report states 19 years old. Only one garage door is operational. Wants inspector held accountable for poor inspection & wants reimbursement; didn't pay for inspector to do a visual inspection.	Report was typed narrative style, not handwritten checklist & this was explained to client. Two water heaters were operational during inspection. When client informed of the 30-yr. age client wasn't concerned as fiancée intended to replace them. Appliances were "as is" condition & not typically part of inspection. Client indicated kitchen was to be gutted anyway & not concerned. 45-yr dwelling has copper service lateral & all distribution plumbing was copper. After short running test, no leaks were visible. Latent or hidden defects that occur after "continuous days of running water" to quote complaint aren't typically detected during visual inspection. Contamination of plumbing system by the older water heaters is also a latent defect. Both garage door openers were functional at time of inspection but were an electric appliance & subject to failure at any time similar to a light bulb.	Client

Complaint Number	Date Rec'd	Allegation	Home Inspector's Response	Client or Non-Client
02 HI 003*	2/25/02	False and misleading advertising and credential claims by inspector.	<i>2/28/02 Complaint referred to the Department's Division of Enforcement. Opened for investigation.</i>	Non-client
02 HI 004*	3/19/02	Unlicensed practice. Respondent never licensed. Conducted an inspection on 2/7/02.	<i>3/28/02 Complaint referred to the Department's Division of Enforcement. Opened for investigation.</i>	Client
02 RHI 001	5/1/02	The business did an inspection of this property on November 9, 2000. The inspector did not represent the condition the home. He did not identify major roof leaks, the kitchen drain spilling out of the basement wall on to the deck, damage to the foundation and ceiling in a basement closet caused by the kitchen drain, damage to the kitchen cupboard and wall caused by a major roof leak, foundation leak into lower level hallway laundry room, and family room when it rains.	The inspection was done for a person in November of 2000. That person did not buy the house because of all the concerns the inspector found. Five months later the realtor gave the complainant a copy of the inspection report without the inspector's permission. The report was not complete and no verbal interpretation was included. The inspector has no legal liability to the third party and that person has no legal right to file a complaint against the inspector.	Non-client
02 RHI 002	6/6/02	The complainant alleges the inspector failed to disclose asbestos tile in three rooms of the house.	Inspection for hazardous material, such as asbestos, is not part of a visual home inspection. Determination of asbestos requires sampling and testing by certified third party laboratories. ASHI standards of practice specifically exclude inspections for asbestos.	Client
02 RHI 003	6/7/02	A second inspection found many more outlets incorrectly wired, chimney problems, several additional electrical splices in the basement, water lines are not copper piping as required, extension cords are being used as wiring, and none of the wiring in the basement is correct. Wants refund for the inspection.	There were eight times in the inspection report where the inspector noted electrical issues. The chimney is 85 years old with no defects. The report noted that there should be further review by a licensed electrician. The plumbing evaluated at the inspection met the standard for the time it was installed.	Client
02 RHI 004	8/12/02	Seller complained about the inspection performed for the buyer. She said everyone was unhappy with the inspection. Problems she cited included: advice on lead paint, confusion over dishwashers, electricity in the garage, basement sink, lack of inspection of the attic, chimney flu-cap, and lack of inspection of the roofs, and window locks. She said that the inspector misstated that both sides of the home were occupied. The seller had to spend \$464 as a result of the inspection.	The buyer was satisfied with the inspection. The inspector only raised the lead base paint issue due to the age of the home. The report shows there were no dishwashers in the home, no garage door openers, and there was a problem with the washing machine draining across the floor. The inspector did not go into the attic because he saw it as a risk to his health and safety. He recommended a flue cap, checked the roof, and found windows with no locks. He reported the house was occupied since there was a car in the driveway. There were no significant errors or omissions on the part of the inspector. The complaint is subjecting the buyer and Neighborhood Housing Authority to unsafe, uneconomic and unhealthy conditions and she is doing it knowingly.	Non-client

Complaint Number	Date Rec'd	Allegation	Home Inspector's Response	Client or Non-Client
02 RHI 005	8/12/02	Inspection did not reveal siding is decayed and rotten. The siding was made of composite material (Louisiana Pacific siding) not pure wood. Will cost \$25,000 to replace all the siding.	Response from inspector's parent company said that the inspection was never paid for. Response from the inspector says the siding was aging normally with no large areas of decay or rot. Did not send us a copy of the inspection report. We have asked for a copy of the report. <i>(The decision is still pending on whether to open this case for further investigation or to put it in the registry file.)</i>	Client
02 RHI 006	8/7/02	Buyer complained that the inspection was scheduled for 11:30 a.m. and yet it was almost over when they arrived at 11:15 a.m. The inspection report did not tell them anything they didn't already know by looking around the house the night before. The buyer said, "it seems a bit irregular that both the inspector and the realtor were there and about completed with what we were paying for \$295."	The inspector said that he and a trainee arrived at 10:45 a.m. The realtor who he did not know arrived about 11:05 and said the buyers would be late and told them to go ahead. They buyers arrived at 12:30 p.m., when most of the inspection was complete. The report showed the property to have the following concerns: bad roof, older leaking gutters, brick exterior walls that had serious settlement, cracking and missing mortar, windows with serious dry rot, grading that needed building up, more roof vents in the attic, interior walls with cracking, interior floors that lifted, kitchen area needed repair, wiring concerns, firebox needs tuck pointing, storage of oil and other unknown items in the basement, plumbing that was old, and a water heater way beyond its useful life. "If the buyer knew all of this prior to the inspection I don't know why he wrote an offer on the property or had an inspection."	Client
02 RHI 007	7/26/02	Buyer complained that the roof tiles contained asbestos and the inspector did not discover that. Also complained that the chimney was unsafe, the windows needed to be replaced; only two of the nine radiators produced heat, the plumbing systems are faulty and the grease trap has caused the stairs to rot.	The inspector states that under RL 134.02 (m) an inspector is not required to inspect for the presence of any hazardous substances. The inspector also states: the report indicates the metal chimney flashing was leaking; grease traps are not included items required to be inspected RL 134.03(6)(B); the windows are original 90+ years old but functioning, at least one was checked on each side of the house; and the furnace was working on the day of the inspection. The inspector wrote, "The buyers realtor states that this property was being sold in 'as is' condition at a 'greatly reduced price' and that the buyers were planning on making significant repairs and improvements to the property over a period of time. I believe the buyers may have underestimated just how much these improvements would cost them."	Client



P. O. Box 7970
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TDD #: (608) 264-8777

Jim Doyle, Governor
Cory L. Nettles, Secretary

September 29, 2004

The Honorable Patrick E. Fuller
Assembly Chief Clerk
17 West Main, Room 208
P.O. Box 8952
Madison, WI 53708-8952

Dear Mr. Fuller:

Please find enclosed a copy of the State of Wisconsin 2004 Consolidated Annual Plan to address statewide housing and community development needs. The Plan was submitted to the U.S. Department of Housing and Urban Development as part of the State's annual funding application for:

- Small Cities Community Development Block Grants (CDBG),
- HOME Investment Partnership (HOME),
- Emergency Shelter Grants (ESG), and
- Housing Opportunities for Persons With AIDS (HOPWA).

Section 560.9802 (4), Wis. Stats., requires the Department to submit a copy of this state housing strategy plan to the Governor and the Chief Clerk of each house of the legislature before October 1 of each year.

If you have any questions regarding the plan, please contact Marty Evanson, Director, Bureau of Housing, at (608) 267-2713.

Sincerely,

A handwritten signature in black ink that reads "James O'Keefe". The signature is written in a cursive style with a long, sweeping underline.

James O'Keefe, Administrator
Division of Community Development
Department of Commerce

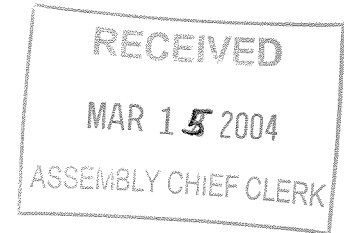
Enclosure



State of Wisconsin
Department of Health and Family Services

Jim Doyle, Governor
Helene Nelson, Secretary

March 4, 2004



Patrick E. Fuller
Assembly Chief Clerk
17 West Main Street, Room 208
Post Office Box 8952
Madison, Wisconsin 53708-8952

Dear Mr. Fuller:

1999 Wis. Act 113 established requirements intended to strengthen protections for children from harmful lead exposures in their homes. The provisions require, among other things, that the Department develop and maintain a statewide registry of lead-free and lead-safe housing, the standards that properties must meet to be certified lead-free or lead-safe, and implement the voluntary and mandatory provisions of the registry.

Attached is the annual status report to the legislature, as required by 1999 Wisconsin Act 113, Section 32, (9c)(a), that provides the required facts about activities related to reducing lead-based paint hazards in residential property. The report includes facts about the Lead-Free/Lead-Safe Registry of properties, the Lead Training, Accreditation and Certification Program, and the Wisconsin Childhood Lead Poisoning Prevention Program.

As also required by 1999 Wisconsin Act 113, the Department will submit a report evaluating the success or failures of Act 113 and rules promulgated under Act 113, in reducing the incidence of lead poisoning in children by March 1, 2005.

Thank you for distributing this report to members of the Assembly.

Questions about this report may be referred to Gail Boushon at 608-267-2289.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Helene Nelson'.

Helene Nelson
Secretary

Att.

c: LRB-Library

Wisconsin.gov

REPORT TO THE GOVERNOR AND THE LEGISLATURE

As Required By

1999 Wisconsin Act 113
Section 32. Nonstatutory Provisions
(9c) Reports on Lead Hazard Reduction Activities

**Activities Related To Reducing
Lead-Based Paint Hazards
In Residential Property
Under Subchapter II Of
Chapter 254 Of the Statutes,
Including Information On The Status Of The
Lead-Free/Lead-Safe Property Registry**

March 1, 2004

Prepared by the
Department of Health and Family Services
Division of Public Health

Contact Person: Gail Boushon, Program Coordinator
Asbestos and Lead Section, Bureau of Occupational Health
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Email: boushga@dhfs.state.wi.us

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Executive Summary

This report provides required information about the Lead-Free/Lead-Safe Registry of properties (the Registry) created by 1999 Act 113. The Legislation requires the Department of Health and Family Services (DHFS) to report on activities related to reducing lead-based paint hazards and on the status of the Registry by March 1 annually, and to submit a report that evaluates the successes or failures of this program by March 1, 2005. The 2005 report will include any statutory changes that the department feels are needed to further the goal of reducing childhood lead poisoning or exposure.

The Act created two components to the Registry, the voluntary participation component for property owners in exchange for conditional civil and criminal immunity, and a mandatory participation component that pertains to properties where children have been lead poisoned. The purpose of the voluntary program is to encourage property owners to voluntarily improve the lead-safe condition of their properties by providing them conditional immunity if a child is lead poisoned while occupying a property with a lead-free or lead-safe registration in effect. Voluntary participation currently consists primarily of lead-free properties built between 1960 and 1978, where lead-based paint is less likely to be found.

Mandatory participation in the Registry is based on statutory language that imposes mandatory registration when a property meets three coexisting conditions; 1) a child under 6 must have an identified elevated blood lead level, 2) the property owner must receive written notice of the elevated blood lead level, 3) and the child must still reside at the property when written notice is received. If any one of these conditions is not met, the property cannot be compelled into the registry.

In 2003, 3,720 of the 80,721 children under 6 years of age who were tested in Wisconsin showed evidence of lead poisoning. An additional 678 showed evidence of elevated blood lead levels requiring formal intervention. To date, 851 property owners have been notified that they are required to register properties.

The DHFS-maintained Registry currently lists 832 lead-free dwelling units, 32 lead-safe dwelling units, and one lead-free daycare facility. Although participation in the Registry increased in 2003, registry revenues received to date are not sufficient to provide the needed funding to run the Registry. In order to keep the Registry functioning, other lead program resources are being utilized.

Statewide outreach efforts were intensified in 2003 by seeking the assistance of local news media and local health, housing and community development agencies to help draw attention to lead hazards in older housing and the benefits of the Registry. Our outreach efforts will continue and the Department will propose modifications to make the Registry a more effective tool for preventing childhood lead poisoning. In addition, DHFS is currently in the process of developing a plan for the elimination of childhood

lead poisoning by 2010. This plan is being developed by the Wisconsin Childhood Lead Poisoning Elimination Committee, a diverse group of business, government, health, advocacy and property owner representatives, and will be submitted to the U.S. CDC by June 30, 2004.

Other lead program functions that support the Registry include accrediting training providers that offer approved lead training courses, certifying lead companies and lead professionals and monitoring lead-based paint activities through work notifications and reports submitted to the Department. In 2003 there were four accredited training providers that conducted 155 lead classes. To date, there are 570 certified lead companies and over 1320 certified lead professionals in Wisconsin, an increase of nearly 20% over the previous year. In particular, lead-safe worker certifications increased from 23 in 2002 to 158 in 2003, and 13 companies obtained the optional lead-safe company certification in 2003. Over 1,000 notices of lead hazard reduction work and over 1500 reports of lead investigation activities, such as lead inspections and risk assessments, were received in 2003.

The Lead-Free/Lead-Safe Registry serves an important role in reducing lead poisoning by providing standards for property owners, housing agencies and local health departments to use in assessing and improving housing to prevent lead poisoning, whether or not properties are actually registered. The standards also have been credited with helping Wisconsin cities obtain millions of dollars in HUD lead hazard reduction funds to rehabilitate and register properties. In Sheboygan County alone, a \$3 million HUD grant will bring 225 properties into the Registry over the next three years.

Background

For many years, Wisconsin has worked to reduce lead poisoning among children. The importance of this issue is reflected in the state Public Health Plan for 2010, which calls for the elimination of lead poisoning in children. A legislative study committee persuaded the legislature to act to reduce lead poisoning in children through 1999 Wisconsin Act 113 and the subsequent changes to Chapter HFS 163 of the Wisconsin Administrative Code. Both represent collaboration by the Legislature, housing industry, state and local public health agencies, medical community, lead investigation and abatement industry, and child advocacy groups to further reduce lead poisoning among children under 6 years old living in pre-1978 housing.

This legislation was stimulated in part by two 1999 Wisconsin Supreme Court decisions. The first decision holds landlords responsible for testing deteriorated paint in rental dwellings for the presence of lead and liable for the lead poisoning of a child residing in the property. (Wisconsin Supreme Court, Case No. 96-0328, <http://www.courts.state.wi.us/html/sc/96/96%2D0328.htm>) In a second decision, the court held that lead paint debris is an environmental pollutant and, therefore, could be excluded from insurance coverage by a pollution exclusion clause. (Wisconsin Supreme Court, Case No.97-0332, <http://www.courts.state.wi.us/html/sc/97/97%2D0332.htm>) The rulings of the court increased the housing industry's concern about property owners' liability and insurability, particularly in the rental housing market.

In an effort to resolve the issue of lead poisoning in children and, at the same time, respond to the effects of these court decisions, the Legislature created the Lead-Free/Lead-Safe Registry Program. Among other goals, this program encourages property owners to voluntarily improve the lead-safe condition of their properties by providing them conditional immunity if a child is lead poisoned while occupying the property. To obtain these immunities, the property must have a certificate of lead-free or lead-safe status in effect at the time the lead poisoning occurred. These certificates are registered in the Lead-Free/Lead-Safe Registry located at DHFS. A listing of registered properties is available on the Internet at dhfs.wisconsin.gov/waldo. (For additional information about the history of 1999 Wisconsin Act 113, refer to Appendix A, Wisconsin Legislative Council Legal Memorandum No. LM-2000-9.)

Progress of the Lead-Free/Lead-Safe Registry Program

Registered Properties

The number of registered properties increased in 2003. By the end of 2003, lead-free certificates covered one daycare and 832 dwelling units. Lead-safe certificates have been issued for varying terms of 1-year, 3-years, 5-years and 10-years, depending on the standard the property met. No 9-month or 20-year lead-safe certificates have been issued. Registered properties are tenant-occupied dwellings except for one daycare and one owner-occupied dwelling. (For additional statistics and a listing of registered properties, refer to Appendix B.)

Mandatory Participation

Mandatory participation in the program is complicated by statutory language that requires a nexus of three concurrent conditions:

1. A child under the age of 6 must have an elevated blood lead (EBL) level*.
2. The child must reside at the property.
3. The property owner must receive written notification that a child under age 6 who resides at the property has an EBL level.

If any one of the three conditions is not met, the property cannot be compelled into the registry.

Starting June 2003 and each month following, the department and local health departments have been sending letters to property owners notifying them of the requirement to register their property. The mailing includes an informational brochure, "The Wisconsin Lead-Free/Lead-Safe Registry: When Participation is Mandatory" and a form that may be returned to DHFS if the owner believes the statutory requirement does not apply.

During 2003, 851 owners were notified that they are required to register properties. The first group of property owners, who were notified in June of 2003, has until July 1, 2004, to register their properties. Thirteen units were registered by the end of 2003. (For a sample of notification materials, refer to Appendix C.)

Registry Outreach

DHFS staff has intensified statewide outreach seeking the assistance of local news media to draw attention to education and outreach presentations to property owners, local health staff, home remodelers and tenants. Since July 1, 2003, DHFS staff has conducted the following education and outreach actions:

- Issued four news releases.
- Conducted five regional conference calls with 30 local health departments.
- Made more than 100 personal and phone contacts with local news media.
- Were interviewed on nine radio or TV talk shows and news programs.
- Stimulated nine newspaper articles, including one in a Sunday edition of the Milwaukee Journal Sentinel, which has an adult readership of 973,000.
- Were interviewed by a professor at UW-Extension, whose home-care column was distributed in mid-February to about 300 weekly and daily newspapers.
- E-mailed and faxed more than 200 meeting notices to local and statewide associations, local health departments, and news media.
- Spoke at nine local and regional meetings attended by 140 people, mostly landlords.

*An EBL level is defined as 20 or more micrograms per deciliter of blood as confirmed by one venous blood test, or 15 or more micrograms per deciliter of blood as confirmed by two venous blood tests performed at least 90 days apart.

- Requested assistance of the Department of Financial Institutions, the Commissioner of Insurance, and the Department of Regulation and Licensing in educating mortgage lenders, insurance companies and housing inspectors about the Registry.
- Arranged to speak at local and state associations of professional home inspectors.
- Contacted regional and local home and remodeler shows to obtain approval for staff to speak at them.
- Drafted articles for use by local and regional apartment associations.
- Drafted articles for use by other state agencies.

(For additional details about Registry outreach, refer to Appendix D.)

Registry Revenues

Revenues to date are \$3,500, which are not sufficient to support the program. To reduce administrative costs while the Registry builds momentum, only two of the five full-time equivalent positions authorized for the Registry are filled, with staff time and expenses split among other programs as appropriate.

The fees are \$50 for a lead-free certificate and \$25 for a lead-safe certificate, regardless of the certificate term or the number of units covered by the certificate. This means a 5-year lead-safe certificate covering an 8-unit apartment building costs only \$25, as does a 1-year lead-safe certificate covering a private residence.

Facts about Related Lead Programs

Wisconsin Childhood Lead Poisoning Prevention Program (WCLPPP)

WCLPPP monitors the state's lab-based blood lead test reporting system, monitors and assists local health departments investigating elevated blood lead cases, coordinates U.S. HUD funds for lead hazard reduction activities statewide, assists Medicaid and WIC programs in targeting high risk children, and coordinates the development of primary prevention strategies for the state.

The 2000 U.S. Census reports 414,337 children in Wisconsin under 6 years of age. A preliminary review of data reported to WCLPPP indicates that 80,721 children, or approximately 20% of all children under 6 years of age, received at least one blood lead test in 2003. Of those children tested, 3,720 (4.6%) showed evidence of lead poisoning (greater than 10 ug/dl) and 678 (0.8%) showed evidence of an elevated blood lead (EBL) level. (For additional statistics on lead poisoned children, refer to Appendix E.)

In addition to establishing the Lead-Free/Lead-Safe Registry, 1999 Wisconsin Act 113 added a definition of "elevated blood lead level" and a requirement that DHFS (or its agents such as Local Health Departments) investigate the dwellings where children with elevated blood lead levels reside, identify hazards, and notify the owner of the hazards and of requirements to correct these hazards.

The contract language with local health departments was revised for calendar year 2001 to be consistent with both the guidelines from the Centers for Disease Control and the new statutory language. Under these contracts, DHFS requires local health departments that receive funds from the state for lead poisoning prevention to ensure the capacity to conduct EBL investigations. Now more than 80% of properties are investigated in the same year they are referred for investigation, compared to 70% for the five years prior to 2000.

Wisconsin Childhood Lead Poisoning Elimination Committee

The Centers for Disease Control and Prevention has charged each state with developing a plan that will address the elimination of childhood lead poisoning by the year 2010. To meet this goal, DHFS has assembled a diverse group of stakeholders representing health care, business, government, public health, advocacy groups, rental property owners and others. This group comprises the Wisconsin Childhood Lead Poisoning Elimination Committee. Kenneth Munson, DHFS Deputy Secretary, is the committee chair. The committee held its first 2 meetings in January 2004. From the ongoing work of the committee, a childhood lead poisoning elimination plan for Wisconsin will be developed and submitted to CDC by June 30, 2004.

DHFS anticipates that the Wisconsin Childhood Lead Poisoning Elimination Committee will consider the effect of the Registry on lead poisoning. Discussions and recommendations from this committee will be considered when DHFS recommends changes to the Registry.

Wisconsin Lead Training Accreditation and Certification Program

The Lead Training Accreditation and Certification Program accredits training courses and monitors their quality and effectiveness, certifies lead companies and individuals in seven different lead disciplines, monitors required lead work practices statewide, and developed and maintains the Lead-Free/Lead-Safe Registry.

The Registry program depends on the availability of approved lead training classes and of certified lead abatement and investigation professionals to evaluate, remediate and certify properties. Directories of lead companies offering lead hazard reduction or lead investigation services to the public are available on the DHFS website, as well as information about accredited training providers.

In 2003, four accredited lead training providers conducted 155 classes. In addition, the Department conducted annual refresher training for lead investigators employed by local and state government agencies. The number of lead company and individual certifications issued in 2003 increased nearly 20%. As of February 17, 2004, Wisconsin had 570 certified lead companies and 1,320 certified lead professionals. (For additional data about participation in the Lead Training and Certification Program, refer to Appendix F.)

A total of 1,066 lead notifications were received by DHFS, representing a broad range of activities expected to disturb potential lead-based paint. No paint-disturbing work was reported for registered lead-safe properties.

Lead investigation professionals (sampling technicians, hazard investigators, inspectors and risk assessors) self-reported completion of 1,534 lead investigation activities. These lead investigation activities do not include EBL investigations conducted by health departments. (For additional information about lead hazard reduction and lead investigation work conducted, refer to Appendix G.)

Lead-safe worker certification increased from 23 to 158 and 13 companies obtained optional lead-safe company certification in 2003. DHFS staff developed a brochure to promote lead-safe certification, which is being distributed at outreach meetings. (For a copy of the lead-safe company promotional brochure, refer to Appendix H.)



**WISCONSIN LEGISLATIVE COUNCIL
LEGAL MEMORANDUM**

**Recent Changes in Wisconsin Laws Relating to Lead-Bearing
Paint Hazards**

INTRODUCTION

The provisions of 1999 Wisconsin Act 113 are described in this memorandum. The memorandum is divided into the following sections:

- Legislative findings and purpose;
- Immunity from liability for lead poisoning or lead exposure;
- Notice of a child with elevated blood lead level;
- Rule requirements;
- Department of Health and Family Services (DHFS) lead investigation;
- Sampling and testing;
- Report by Office of the Commissioner of Insurance;
- Reports by DHFS on lead hazard reduction activities;
- Admissibility of lead dust test results;
- Fees; reports to local agencies;
- Funding;

- Proposal on rehabilitation of rental property; and
- Effective dates and initial applicability.

BACKGROUND AND GENERAL DESCRIPTION

1999 Wisconsin Act 113 was introduced by Representatives Tom Sykora and G. Spencer Coggs; cosponsored by Senator Robert Jauch, as 1999 Assembly Bill 806. Assembly Bill 806, with significant modifications, was based on 1999 Senate Bill 232, which was the product of the Joint Legislative Council's Special Committee on Lead Poisoning Prevention and Control, chaired by Senator Robert Jauch.

Assembly Bill 806 was amended by both the Assembly and Senate and, as amended, passed both houses of the Legislature in March 2000. The bill was signed into law by Governor Thompson, with a partial veto, on May 8, 2000, as 1999 Wisconsin Act 113. Act 113 was published on May 22, 2000.

Act 113 was enacted to encourage property owners to address the problems associated with lead-bearing paint by bringing their properties into compliance with applicable statewide standards to be developed by DHFS. To so encourage property owners, Act 113 provides property owners with immunity from civil and criminal liability if they obtain either a

certificate of lead-free status or a certificate of lead-safe status for their property. These statewide standards and the restriction on liability are designed to reduce the exposure of children and others to lead-bearing paints, improve the quality of the state's housing stock and make insurance coverage for lead hazards more available.

The DHFS currently administers a comprehensive statewide lead poisoning prevention and treatment program. In promulgating administrative rules governing activities relating to lead poisoning or lead exposure prevention and treatment, DHFS must consult with a technical advisory committee that includes representatives from local health departments, the housing industry, health professions and persons who are certified to perform or supervise lead hazard reduction or lead management activities. Cities, villages, towns and other political subdivisions are authorized to enact and enforce ordinances that establish systems of lead poisoning or lead exposure control with the same or higher standards than those specified under the DHFS program.

PROVISIONS OF ACT 113

Legislative Findings and Purpose

Act 113 states that the Legislature finds that the most common cause of childhood lead poisoning is ingestion of lead-contaminated dust and chips from lead-bearing paint and that even low blood lead levels can cause significant nervous system problems for young children. The Act further states that the Legislature encourages property owners to address the problems associated with lead-bearing paint by bringing their properties into compliance with applicable state standards. The Legislature finds that an appropriate method to so encourage property owners is to hold them not liable with respect to a person who develops lead poisoning or lead exposure in the property if they meet certain requirements. The Act

states that the purpose of these standards and this restriction on liability is to reduce the exposure of children and others to lead-bearing paints, thereby substantially reducing the number of persons who develop lead poisoning or lead exposure. In addition, these standards and this restriction on liability will improve the quality of the state's housing stock and result in greater availability of insurance coverage for lead hazards.

Immunity From Liability for Lead Poisoning or Lead Exposure

The new law provides that a property owner and his or her employees and agents are immune from civil and criminal liability and may not be subject to agency administrative proceedings (other than for the enforcement of rules relating to lead poisoning promulgated by the DHFS) for their acts or omissions related to lead poisoning or lead exposure, if at the time the poisoning or exposure occurred, a certificate of lead-free status or a certificate of lead-safe status was in effect for the dwelling or unit.

There are five exceptions to this grant of immunity which apply if it is shown by clear and convincing evidence that one of the following has occurred:

- a. The owner or his or her employee or agent obtained the certificate by fraud.
- b. The owner or his or her employee or agent violated a condition of the certificate.
- c. During renovation, remodeling, maintenance or repair after receiving the certificate, the owner or his or her employee or agent created a lead-bearing paint hazard that was present in the dwelling or unit of the dwelling at the time that the lead poisoning or lead exposure occurred.
- d. The owner or his or her employee or agent failed to respond in a timely manner to notification by a tenant, DHFS or a local

health department that a lead-bearing paint hazard might be present.

- e. The lead poisoning or lead exposure was caused by a source of lead in the dwelling or unit other than lead-bearing paint.

The standards that must be met in order to obtain a certificate will be set forth in rules promulgated by DHFS, as discussed below.

Act 113 provides that the grant of immunity cannot be interpreted or applied in any manner to impair the right of a municipality or other political subdivision to enforce its lead poisoning or lead exposure control ordinances. This means that while a property owner only has to meet the statewide standards set by DHFS in order to receive a certificate and obtain immunity from liability, the person may nonetheless be subject to the penalties or injunctive provisions of a local ordinance governing lead poisoning or lead exposure control.

The Act also provides that nothing in subch. II of ch. 254, Stats., other than the immunity provisions, may be interpreted or applied in any manner to impair the right of a person, entity, municipality or other political subdivision to sue for damages or equitable relief.

Temporary immunity is provided to owners and their employees and agents for acts or omissions related to lead poisoning or lead exposure that occur during the first 60 days after the owner acquires a dwelling or unit, unless the poisoning or exposure results from a lead hazard created by the owner, employee or agent. However, this 60-day immunity only applies if the owner obtains a certificate of lead-free status or a certificate of lead-safe status for the dwelling or unit and shows by clear and convincing evidence that the property was in compliance with the standard to obtain a certificate of lead-free or lead-safe status by the end of the 60-day period and that the owner obtained the certificate in a reasonable amount of time

following his or her acts to achieve compliance. This temporary immunity does not apply if, during the 60-day period, one of the following applies: (a) the owner receives an order to reduce or eliminate an imminent lead hazard within five days or any other lead hazard within 30 days and fails to comply with the order; or (b) the dwelling or unit is vacant and the owner fails to comply with interim control measures specified by DHFS by rule.

The Act sunsets the provision providing immunity from liability for certified properties seven years after it takes effect and sunsets the 60-day temporary immunity provision four years after it takes effect.

Notice of a Child With Elevated Blood Lead Level

Act 113 provides that if an owner receives written notice from DHFS or a local health department that a child under age six residing in the dwelling or unit has an elevated blood lead level, the owner must obtain a certificate of lead-free status or a certificate of lead-safe status in a timely manner, based on the reasonable availability of lead risk assessors or other certified persons and on the time required for the issuance of a certificate. A certificate of lead-safe status issued under this provision must be for a period of 12 months or more. The Act defines "elevated blood lead level" as a level of lead in the blood that is either 20 or more micrograms per 100 milliliters of blood, as confirmed by one venous blood test, or 15 or more micrograms per 100 milliliters of blood, as confirmed by two venous blood tests performed at least 90 days apart.

Rule Requirements

The Act provides that after reviewing lead-related municipal ordinances and in consultation with DHFS's technical advisory committee, DHFS shall, by use of a research-based methodology, promulgate as rules all of the following:

- a. The standards for issuance of a certificate of lead-free status or a certificate of lead-safe status, the procedures by which such certificates may be issued or revoked and the period of validity of the certificates, with the goal of long-term lead hazard reduction. Regarding the period of validity of certificates of lead-safe status, the Act provides that the rules must specify that no more than two successive certificates of lead-safe status that are less than one year in duration may be issued. In addition, the rules must specify that if the person again applies for a certificate of lead-safe status, the certificate must be for at least 12 months. After that, if the person applies for a certificate of lead-safe status of less than 12 months in duration, the person must provide DHFS with a reason for the necessity for issuance of a certificate of that duration. If the person again does so, the person must provide DHFS with clear and convincing evidence of the necessity for issuance of a certificate of that duration.
- b. A mechanism for creating a registry of all premises, dwellings or units of dwellings for which a certificate of lead-free or lead-safe status is issued.
- c. The requirements for a course of up to 16 hours that a property owner or his or her employee or agent may complete in order to receive certification of completion and the scope of lead investigation and lead hazard reduction activities that the owner, employee or agent may perform following certification, to the extent consistent with federal law, that are preliminary to activities and standards required to obtain a certificate of lead-free or lead-safe status.
- d. The interim lead hazard control measures with which owners of vacant dwellings or units must comply in order to receive temporary immunity as described above.

The DHFS must submit the proposed rules to the Legislative Council Staff no later than the first day of the seventh month after publication of the Act. In submitting the rules, DHFS must include a summary of the differences between the standards developed by DHFS and the standards under a similar ordinance of the City of Milwaukee. Also, DHFS must review these rules by January 1, 2003 and every two years thereafter and promulgate changes to the rules if necessary in order to maintain consistency with federal law.

The Act requires that the membership of DHFS's technical advisory committee on rules include advocates for persons at risk of lead poisoning and a resident of the City of Milwaukee.

DHFS Lead Investigation

Under the Act, if DHFS is notified that a child under age six who occupies a dwelling or premises has an elevated blood lead level, DHFS must conduct a lead investigation of the dwelling or premises or ensure that such an investigation is conducted. The Act defines "lead investigation" as a measure or set of measures designed to identify the presence of lead or lead hazards, including examination of painted or varnished surfaces, paint, dust, water and other environmental media. DHFS must notify the occupant or his or her representative of the results of any lead investigations conducted and any action taken to reduce or eliminate the lead hazard. A certified lead risk assessor or other person certified by DHFS who conducts an investigation must conduct the investigation and issue a report in accordance with DHFS rules and, if the report indicates that the dwelling or premises meets criteria for issuance of a certificate of lead-free or lead-safe status, issue the appropriate certificate. DHFS may promulgate rules governing lead hazard reduction that are consistent with federal law.

Sampling and Testing

Act 113 provides that sampling and testing of dwellings, units of dwellings or premises for the presence of lead-bearing paint or a lead hazard is not required before lead hazard reduction activities are conducted, if the presence of lead-bearing paint or a lead hazard is assumed and the lead hazard reduction activities are performed in a lead-safe manner.

Report by Office of the Commissioner of Insurance

The Office of the Commissioner of Insurance (OCI) is directed to review the cost and availability of insurance in the private market that provides residential property owners with liability coverage for lead-bearing paint hazards. On the basis of the review, OCI must prepare a report to the Legislature, by October 1, 2002, on whether insurance providing residential property owners with liability coverage for lead-bearing paint hazards is sufficiently affordable and available in the private insurance market.

If OCI determines and reports that such insurance is not either sufficiently affordable or sufficiently available, OCI must submit drafting instructions to the Legislative Reference Bureau for proposed legislation to create a state residential lead liability fund and include this proposed legislation in its 2003-05 biennial budget request.

Reports by DHFS on Lead Hazard Reduction Activities

Act 113 requires DHFS to prepare reports by March 1, 2002, 2003 and 2004, describing specified activities relating to reducing lead-bearing paint hazards in residential property during the previous calendar year. In addition, the Act requires that by March 1, 2005, DHFS must prepare a report evaluating the successes or failures of the Act and rules promulgated under the Act in reducing the incidence of lead poisoning or lead exposure in children. The

latter report must also include any statutory changes that DHFS feels are needed to further the goal of reducing the incidence of lead poisoning or lead exposure in children. The reports are to be submitted to the Legislature and the Governor.

Admissibility of Lead Dust Test Results

The Act provides that the results of a test for the presence of lead in dust are not admissible in a civil or criminal action or an administrative proceeding unless the test was conducted by a person certified for this purpose by DHFS.

Fees; Reports to Local Agencies

Act 113 authorizes DHFS to impose a fee of \$50 for issuance of a certificate of lead-free status and a fee of \$25 for issuance of a certificate of lead-safe status. As passed by the Legislature, Assembly Bill 806 provided that the fees could not exceed the actual costs of issuance of certificates and of maintaining the registry of lead-safe and lead-free properties. However, the Governor vetoed the reference to the registry in order to clarify that the fees collected from issuance of certificates may be used to support *all* of DHFS's specified activities, including maintaining the registry and setting the standards for issuance of certificates and the period of validity of the certificates. The DHFS must review the fees every two years and adjust the fees to reflect the actual costs. Also, DHFS must notify local health departments at least quarterly of properties in their jurisdiction that have received the certificates.

Funding

DHFS is also authorized to request a supplement of general purpose revenues (GPR) from the Joint Committee on Finance (JCF) to pay initial costs of establishing a registry of properties that are issued certificates of lead-free or lead-safe status. To request this supplement, DHFS must submit a plan to JCF to expend not

more than \$520,000 for fiscal year 2000-01. The Act increases the JCF's program supplements appropriation by \$520,000 GPR for fiscal year 2000-01 for this purpose. In addition, the Act provides for an increase in the appropriation to DHFS by \$215,000 GPR for fiscal year 2000-01 to provide 5.0 FTE positions on January 1, 2001, for activities relating to certification for the performance of lead paint hazard reduction.

Act 113 requires the Secretary of Administration to transfer to the general fund an amount of funding equivalent to the GPR funding provided in the Act (\$735,000), once the secretary determines that sufficient program revenues are available from the fees paid for certificates of lead-free and lead-safe status and lead worker certifications to fund DHFS's ongoing administrative costs for the program.

Act 113 directs DHFS, in submitting its 2001-03 biennial budget request, to submit a proposal, including a request for additional funding, to conduct lead paint hazards outreach and abatement activities.

The Act directs the Secretary of Administration to allocate all available oil overcharge funds that have not been approved for expenditure as of the effective date of the Act and all accruing interest earnings on those funds, for reduction of lead paint hazards in dwellings that is done to allow for, and in conjunction with, energy conservation activities in rental properties owned by persons who are seeking a certificate of lead-free or lead-safe status. In awarding the funds, priority must be given to projects that emphasize comprehensive lead removal plans

for rental properties. As of March 7, 2000, it was estimated that there is approximately \$350,000 in unobligated, one-time available oil overcharge funds.

Proposal on Rehabilitation of Rental Property

Under the Act, the Wisconsin Housing and Economic Development Authority is required, as part of its 2001-03 biennial budget request, to submit a proposal for lead-hazard reduction activities for, and the rehabilitation of, rental property for low-income persons in Wisconsin.

Effective Dates and Initial Applicability

A number of provisions of Act 113 took effect on May 23, 2000, the day after publication. Several provisions, including those relating to immunity from liability, have a 16-month delayed effective date and will therefore take effect on September 1, 2001. The Act provides that the immunity provisions first apply to lead poisoning or lead exposure that occurs on September 1, 2001.

Copies of 1999 Wisconsin Act 113 may be obtained from the Documents Room, Lower Level, One East Main Street, Madison, Wisconsin 53702; telephone: (608) 266-2400. In addition, the Act is available on the Legislature's Web site at <http://www.legis.state.wi.us>.

This memorandum was prepared on August 2, 2000, by *Pam Shannon, Senior Staff Attorney*.

WISCONSIN LEGISLATIVE COUNCIL

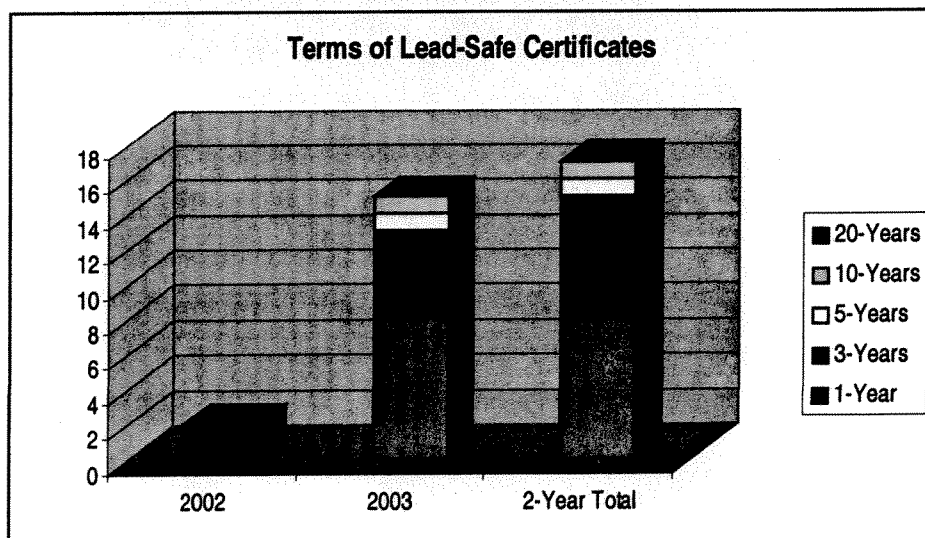
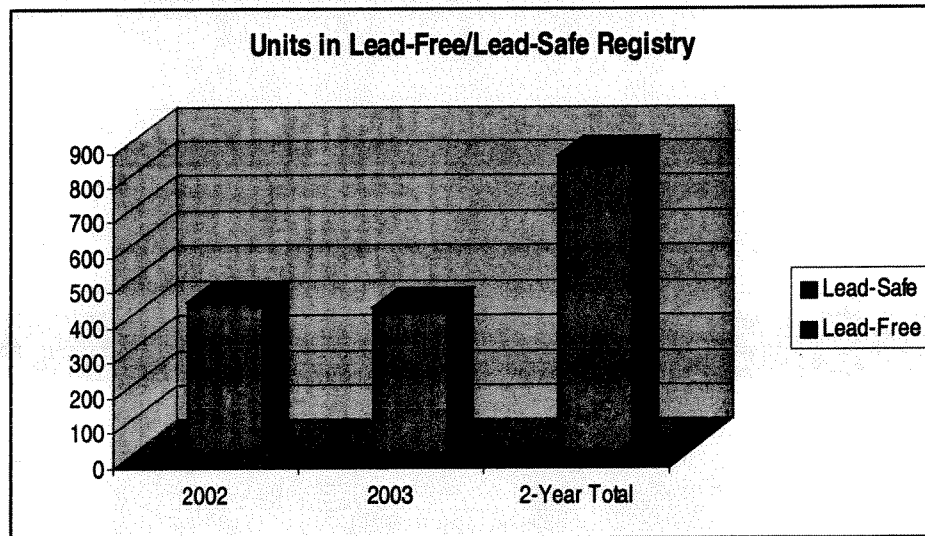
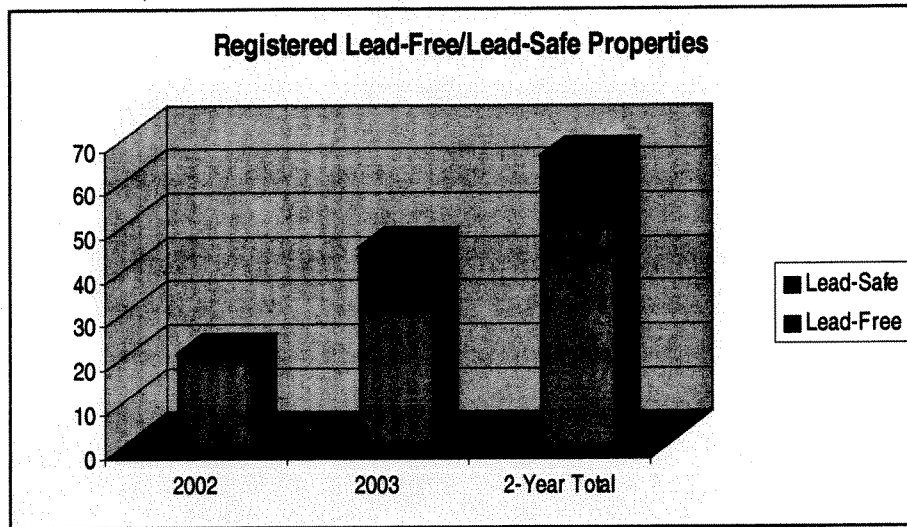
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Appendix B Registered Lead-Free/Lead-Safe Properties



Lead-Free/Lead-Safe Certificates Issued Per Year By County

Certificates Issued	Lead-Free	Lead-Safe	2002 Total	Lead-Free	Lead-Safe	2003 Total	Lead-Free	Lead-Safe	1/1-2/17 2004	Lead-Free	Lead-Safe	Total to Date
Brown County	10	0	10	0	2	2	0	0	0	10	2	12
Calumet County	0	0	0	1	0	1	0	0	0	1	0	1
Crawford County	0	0	0	1	0	1	0	0	0	1	0	1
Dane County	3	0	3	1	1	2	0	0	0	4	1	5
Kenosha County	0	0	0	8	0	8	0	0	0	8	0	8
Langlade County	2	0	2	0	0	0	0	0	0	2	0	2
Milwaukee County	0	0	0	16	11	27	0	7	7	16	18	34
Outagamie County	3	0	3	0	0	0	0	0	0	3	0	3
Racine County	0	1	1	0	0	0	0	0	0	0	1	1
Sheboygan County	1	1	2	0	0	0	0	0	0	1	1	2
Taylor County	0	0	0	0	1	1	0	0	0	0	1	1
Washington County	0	0	0	3	0	0	0	0	0	3	0	3
Total:	19	2	21	30	15	45	0	7	7	49	24	73

Lead-Free/Lead-Safe Dwelling Units Per Year By County

Units Covered	Lead-Free	Lead-Safe	2002 Total	Lead-Free	Lead-Safe	2003 Total	Lead-Free	Lead-Safe	1/1-2/17 2004	Lead-Free	Lead-Safe	Total to Date
Brown County	227	0	227	0	2	2	0	0	0	227	2	229
Calumet County	0	0	0	1	0	1	0	0	0	1	0	1
Crawford County	0	0	0	8	0	8	0	0	0	8	0	8
Dane County	13	0	13	2	1	3	0	0	0	15	1	16
Kenosha County	0	0	0	256	0	256	0	0	0	256	0	256
Langlade County	16	0	16	0	0	0	0	0	0	16	0	16
Milwaukee County	0	0	0	91	11	102	0	14	14	91	25	116
Outagamie County	171	0	171	0	0	0	0	0	0	171	0	171
Racine County	0	1	1	0	0	0	0	0	0	0	1	1
Sheboygan County	2	2	4	0	0	0	0	0	0	2	2	4
Taylor County	0	0	0	0	1	1	0	0	0	0	1	1
Washington County	0	0	0	45	0	45	0	0	0	45	0	45
Total:	429	3	432	403	15	418	0	14	14	832	32	864

Lead-Safe Terms	1-Year	3-Years	5-Years	10-Years	20-Years	Total
2002	0	2	0	0	0	2
2003	8	5	1	1	0	15
2004	0	3	1	3	0	7
	8	10	2	4	0	24

The Lead-Free/Lead-Safe Registry
A Listing of Properties Registered as of February 17, 2004

Registered lead-free and lead-safe properties are listed alphabetically by county, city and then name of the facility. A certificate may be issued for an entire building (ALL UNITS) or for a single unit of a building, as indicated under "Registered Apartment/Unit". No expiration date is given for lead-free certificates because they do not expire.

For additional information, visit our website at www.dhfs.state.wi.us/waldo or contact the Wisconsin Department of Health and Family Services by email at plicasbestoslead@dhfs.state.wi.us or by telephone at (608) 261-6876.

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #156907

Effective: 6/10/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2621-2625 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
920-497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #157060

Effective: 6/19/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2624-2626 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
(920) 497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #156903

Effective: 6/11/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2631-2633 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
920-497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #157493

Effective: 6/25/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2632-2636 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
920-497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #157066

Effective: 6/18/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2641-2645 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
(920) 497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #157495

Effective: 6/26/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2650-2652 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
920-497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #156897

Effective: 6/5/02

BIRCHWOOD APARTMENTS

18-Unit Building at 2653-2659 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact PATRICIA OLSON
920-497-2311

BROWN COUNTY- GREEN BAY WI

Lead-Free Certificate - Registry Certificate #157494

Effective: 7/2/02

BIRCHWOOD APARTMENTS

23-Unit Building at 2660-2662 TROJAN DR

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Patricia Olson
920-497-2311

BROWN COUNTY- GREEN BAY WI
Lead-Free Certificate - Registry Certificate #156901
Effective: 6/6/02
BIRCHWOOD APARTMENTS
18-Unit Building at 2665-2669 TROJAN DR
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact PATRICIA OLSON
920-497-2311

BROWN COUNTY- GREEN BAY WI
Lead-Free Certificate - Registry Certificate #158554
Effective: 9/27/02
CHARLES APARTMENTS
30-Unit Building at 1801-1807 WESTERN AVE
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Steve Classon Jr.
920 983-8189

BROWN COUNTY- GREEN BAY WI
Lead-Safe Certificate - Registry Certificate #165830
Effective: 12/10/03 - 12/10/08
RESIDENCE
2-Unit Building at 1200 N IRWIN AVE
Registered Apartment/Unit: UPPER
Common area: ALL INTERIOR AND EXTERIOR
COMMON AREAS.
For additional information, contact Andrew Overelm
920-606-4489

BROWN COUNTY- GREEN BAY WI
Lead-Safe Certificate - Registry Certificate #164554
Effective: 10/2/03 - 10/2/04
RESIDENCE
1-Unit Building at 882 DIVISION ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact

CALUMET COUNTY- APPLETON WI
Lead-Free Certificate - Registry Certificate #163606
Effective: 4/25/03
VIRGINIA VILLAGE APARTMENTS
24-Unit Building at 1610 SCHAEFER CIR
Registered Apartment/Unit: 18
Common area: All interior and exterior common areas
associated with the building, including laundry, first floor
hallway, second floor hallway and stairs.
For additional information, contact Nancy Nespbor
920-731-4253

CRAWFORD COUNTY- PRAIRIE DU CHIEN WI
Lead-Free Certificate - Registry Certificate #165756
Effective: 12/19/03
RESIDENCE
8-Unit Building at 329 S STATE ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Brian Edwards
(608) 326-4445

DANE COUNTY- MADISON WI
Lead-Free Certificate - Registry Certificate #159550
Effective: 10/16/02
DOTY STREET APARTMENTS
7-Unit Building at 442 W DOTY ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Catherine Joy
608-256-2799 ext. 11

DANE COUNTY- MADISON WI
Lead-Free Certificate - Registry Certificate #163940
Effective: 8/8/03
MANITOWOC PKWY
2-Unit Building at 5310-5312 MANITOWOC PKWY
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Julia Steiner

DANE COUNTY- MADISON WI

Lead-Free Certificate - Registry Certificate #156946

Effective: 4/19/02

RESIDENCE

4-Unit Building at 1953 E MIFFLIN ST

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Catherine Joy

608-256-2799

DANE COUNTY- MADISON WI

Lead-Free Certificate - Registry Certificate #158005

Effective: 8/13/02

RESIDENCE

2-Unit Building at 2717-2719 VICTORIA LN

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Roger Stauter

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165163

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 3910-3916 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165168

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 4018-4024 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165170

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 4034-4040 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

DANE COUNTY- MADISON WI

Lead-Safe Certificate - Registry Certificate #160416

Effective: 2/14/03 - 2/14/06

RESIDENCE

1-Unit Building at 2215 SUPERIOR ST

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Jennifer Stauter

608-222-4000

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165161

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 3902-3908 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165166

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 4010-4016 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165169

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 4026-4032 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165171

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 4102-4108 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

KENOSHA COUNTY- KENOSHA WI

Lead-Free Certificate - Registry Certificate #165172

Effective: 10/15/03

SHAGBARK APARTMENTS

32-Unit Building at 4110-4116 WASHINGTON RD

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact DAVID KATZ

847-205-1200

LANGLADE COUNTY- ANTIGO WI

Lead-Free Certificate - Registry Certificate #158423

Effective: 9/12/02

LINCOLN STREET APARTMENTS

8-Unit Building at 1021 LINCOLN ST

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Paul Walter

715-623-5768

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164662

Effective: 9/26/03

MEADOW VILLAGE APARTMENTS BLDG 10

6-Unit Building at 1530-1540 W CHERRY ST

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact Tom Kroscher

414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164664

Effective: 9/26/03

MEADOW VILLAGE APARTMENTS BLDG 12

6-Unit Building at 1500-1510 N 17TH ST

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact Tom Kroscher

414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164666

Effective: 9/26/03

MEADOW VILLAGE APARTMENTS BLDG 14

6-Unit Building at 1524-1534 N 17TH ST

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact Tom Kroscher

414-277-1212

LANGLADE COUNTY- ANTIGO WI

Lead-Free Certificate - Registry Certificate #158424

Effective: 9/12/02

LINCOLN STREET APARTMENTS

8-Unit Building at 1007 LINCOLN ST

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Paul Walter

715-623-5768

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164652

Effective: 10/26/03

MEADOW VILLAGE APARTMENTS BLDG 1

6-Unit Building at 1530-1540 W VLIET ST

Registered Apartment/Unit: ALL UNITS

Common area: ENTIRE PROPERTY

For additional information, contact Tom Kroscher

414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164663

Effective: 9/26/03

MEADOW VILLAGE APARTMENTS BLDG 11

4-Unit Building at 1531-1537 W CHERRY ST

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact Tom Kroscher

414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164665

Effective: 9/26/03

MEADOW VILLAGE APARTMENTS BLDG 13

4-Unit Building at 1514-1520 N 17TH ST

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact Tom Kroscher

414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI

Lead-Free Certificate - Registry Certificate #164667

Effective: 9/26/03

MEADOW VILLAGE APARTMENTS BLDG 15

8-Unit Building at 1501-1515 N 16TH ST

Registered Apartment/Unit: ALL UNITS

Common area: Entire Property

For additional information, contact Tom Kroscher

414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164668
Effective: 9/26/03
MEADOW VILLAGE APARTMENTS BLDG 16
8-Unit Building at 1508-1526 N 16TH ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164653
Effective: 10/26/03
MEADOW VILLAGE APARTMENTS BLDG 3
4-Unit Building at 1404-1410 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164657
Effective: 10/26/03
MEADOW VILLAGE APARTMENTS BLDG 5
6-Unit Building at 1426-1436 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164659
Effective: 9/26/03
MEADOW VILLAGE APARTMENTS BLDG 7
6-Unit Building at 1454-1464 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164661
Effective: 9/26/03
MEADOW VILLAGE APARTMENTS BLDG 9
6-Unit Building at 1478-1488 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164654
Effective: 10/26/03
MEADOW VILLAGE APARTMENTS BLDG 2
4-Unit Building at 1620-1626 W VLIET ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164656
Effective: 10/26/03
MEADOW VILLAGE APARTMENTS BLDG 4
6-Unit Building at 1412-1422 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164658
Effective: 10/26/03
MEADOW VILLAGE APARTMENTS BLDG 6
6-Unit Building at 1440-1450 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Free Certificate - Registry Certificate #164660
Effective: 9/26/03
MEADOW VILLAGE APARTMENTS BLDG 8
5-Unit Building at 1466-1474 N 17TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Tom Kroscher
414-277-1212

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165950
Effective: 1/6/04 - 1/6/09
RESIDENCE
2-Unit Building at 1021 W KEEFE AVE
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Frank James
414-258-8157

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165753
Effective: 12/15/03 - 12/15/06
RESIDENCE
1-Unit Building at 1537 S 12TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Sharon Gamache
(414) 421-2887

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #164960
Effective: 8/26/03 - 8/26/06
RESIDENCE
1-Unit Building at 1907 W GALENA ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact LEROY BAILEY
414-344-5999

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165779
Effective: 12/30/03 - 12/30/04
RESIDENCE
2-Unit Building at 2004-2006 S 29TH ST
Registered Apartment/Unit: 2004-UPPER
Common area: ALL INTERIOR AND EXTERIOR
COMMON AREAS, INCLUDING STAIRWELL
For additional information, contact Pedro & Emilia Ramirez
414-645-9349

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #164836
Effective: 10/15/03 - 10/15/04
RESIDENCE
2-Unit Building at 2805-2807 N BOOTH ST
Registered Apartment/Unit: 2807
Common area: ALL INTERIOR AND EXTERIOR
COMMON AREAS, INCLUDING STAIRWAY
For additional information, contact David Lauge
414-372-2642

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #164982
Effective: 10/27/03 - 10/27/04
RESIDENCE
1-Unit Building at 1813 S 10TH ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Guadalupe Berrios
414-643-9607

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165926
Effective: 1/13/04 - 1/13/14
RESIDENCE
2-Unit Building at 1924 W WRIGHT ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Mandy Lawrence
414-265-9443

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165592
Effective: 11/14/03 - 11/14/04
RESIDENCE
1-Unit Building at 2519 N 27TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Emmanuel Obiora
414-807-7112

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #164139
Effective: 8/6/03 - 8/6/06
RESIDENCE
1-Unit Building at 2830 N 4TH ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Garmon Harrison

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165629
Effective: 11/14/03 - 11/14/04
RESIDENCE
2-Unit Building at 2838 N 27TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Emmanuel Obiora
414-807-7112

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165119
Effective: 11/10/03 - 11/10/04
RESIDENCE
2-Unit Building at 3050 N PALMER ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165636
Effective: 12/9/03 - 12/9/13
RESIDENCE
1-Unit Building at 321 E BURLEIGH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Emmanuel Obiora
414-807-7112

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165953
Effective: 1/14/04 - 1/14/07
RESIDENCE
2-Unit Building at 3275 N 21ST ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Debra McCoolom-
Gathing
414-286-5891

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #166085
Effective: 1/26/04 - 1/26/07
RESIDENCE
1-Unit Building at 2937 N 12TH ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Clinton & Mary Hogan
414-355-4632

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165877
Effective: 1/7/04 - 1/7/07
RESIDENCE
4-Unit Building at 3052 N BUFFUM ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #166251
Effective: 1/19/04 - 1/19/14
RESIDENCE
2-Unit Building at 3221 N 14TH ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Warren & Edna
Fenceroy
414-795-8489

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165631
Effective: 11/24/03 - 11/24/06
RESIDENCE
2-Unit Building at 3350 N 14TH ST
Registered Apartment/Unit: LOWER
Common area: Lower unit and all common associated
areas.
For additional information, contact Mary Scott
414-463-5392

MILWAUKEE COUNTY- MILWAUKEE WI
Lead-Safe Certificate - Registry Certificate #165951
Effective: 1/6/04 1/6/14
RESIDENCE
2-Unit Building at 5253 N 60TH ST
Registered Apartment/Unit: UPPER
Common area: West Hall
For additional information, contact Richard Weiner
414-421-8525

OUTAGAMIE COUNTY- APPLETON WI
Lead-Free Certificate - Registry Certificate #158551
Effective: 9/27/02
MARQUETTE HIGHLANDS
57-Unit Building at 1801 W PERSHING ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Valerie Tobin
920 734-5656 ext. 12

RACINE COUNTY- UNION GROVE WI
Lead-Safe Certificate - Registry Certificate #157376
Effective: 6/10/02 7/9/05
TOTAL LEARNING CHILD CARE INC
2-Unit Building at 1408 15TH AVE
Registered Apartment/Unit: LOWER
Common area: All interior and exterior common areas
associated with the building.
For additional information, contact

SHEBOYGAN COUNTY- SHEBOYGAN FALLS WI
Lead-Safe Certificate - Registry Certificate #159320
Effective: 11/29/02 11/29/05
RESIDENCE
2-Unit Building at 141-143 6TH ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Onen Wakefield
(920)457-9037

OUTAGAMIE COUNTY- APPLETON WI
Lead-Free Certificate - Registry Certificate #158549
Effective: 9/27/02
MARQUETTE HIGHLANDS
57-Unit Building at 1800 W MARQUETTE ST
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Valerie Tobin
920 734-5656 ext. 12

OUTAGAMIE COUNTY- APPLETON WI
Lead-Free Certificate - Registry Certificate #156894
Effective: 6/1/02
MARQUETTE HIGHLANDS
57-Unit Building at 1835 W PERSHING ST
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Valerie Tobin
920-734-5656 ext 12

SHEBOYGAN COUNTY- SHEBOYGAN FALLS WI
Lead-Free Certificate - Registry Certificate #158559
Effective: 9/18/02
DAVID AVENUE DUPLEX
2-Unit Building at 607-09 DAVID AVE
Registered Apartment/Unit: ALL UNITS
Common area: Entire Property
For additional information, contact Onen Wakefield
(920)457-9037

TAYLOR COUNTY- RIB LAKE WI
Lead-Safe Certificate - Registry Certificate #163816
Effective: 7/30/03 7/30/04
RESIDENCE
2-Unit Building at 744 MCCOMB AVE
Registered Apartment/Unit: ONE
Common area: All interior and exterior common areas
associated with the building, including entry to stairs
For additional information, contact Judy Main
715-427-3196

WASHINGTON COUNTY- HARTFORD WI
Lead-Free Certificate - Registry Certificate #164037
Effective: 8/15/03
HARTFORD HIGHLANDS BUILDING 1
13-Unit Building at 629-653 E MONROE AVE
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Robin Lulich
262-673-8217

WASHINGTON COUNTY- HARTFORD WI
Lead-Free Certificate - Registry Certificate #164045
Effective: 8/15/03
HARTFORD HIGHLANDS BUILDING 2
16-Unit Building at 655-673 E MONROE AVE
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Robin Lulich
262-673-8217

WASHINGTON COUNTY- HARTFORD WI
Lead-Free Certificate - Registry Certificate #164042
Effective: 8/15/03
HARTFORD HIGHLANDS BUILDING 3
16-Unit Building at 835-851 LOIS CT
Registered Apartment/Unit: ALL UNITS
Common area: ENTIRE PROPERTY
For additional information, contact Robin Lulich
262-673-8217