



2011 SENATE BILL 107

1 AN ACT *to create* 66.0104 of the statutes; **relating to:** prohibiting ordinances
2 that place certain limits or requirements on landlords.

Analysis by the Legislative Reference Bureau

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

3 SECTION 1. 66.0104 of the statutes is created to read:

4 **66.0104 Prohibiting ordinances that place certain limits or**
5 **requirements on a landlord. (1)** In this section:

6 (a) "Premises" has the meaning given in s. 704.01 (3).

7 (b) "Rental agreement" has the meaning given in s. 704.01 (3m).

8 (c) "Tenancy" has the meaning given in s. 704.01 (4).

9 **(2)** (a) No city, village, town, or county may enact an ordinance that places any
10 of the following limitations on a residential landlord:

SENATE BILL 107**SECTION 1**

1 1. Prohibits a landlord from, or places limitations on a landlord with respect
2 to, obtaining and using or attempting to obtain and use any of the following
3 information with respect to a tenant or prospective tenant:

4 a. Monthly household income.

5 b. Occupation.

6 c. Rental history.

7 d. Credit information.

8 e. Court records, including arrest and conviction records, to which there is
9 public access.

10 f. Social security number or other proof of identity.

11 2. Limits how far back in time a prospective tenant's credit information,
12 conviction record, or previous housing may be taken into account by a landlord.

13 3. Prohibits a landlord from, or places limitations on a landlord with respect
14 to, entering into a rental agreement for a premises with a prospective tenant during
15 the tenancy of the current tenant of the premises.

16 4. Prohibits a landlord from, or places limitations on a landlord with respect
17 to, showing a premises to a prospective tenant during the tenancy of the current
18 tenant of the premises.

19 (b) No city, village, town, or county may enact an ordinance that places
20 requirements on a residential landlord with respect to security deposits or earnest
21 money or pretenancy or posttenancy inspections that are additional to the
22 requirements under administrative rules related to residential rental practices.

