

2011 DRAFTING REQUEST

Bill

Received: **05/13/2011**

Received By: **pkahler**

Wanted: **As time permits**

Companion to LRB:

For: **Frank Lasee (608) 266-3512**

By/Representing: **Jon Kruse**

May Contact:

Drafter: **pkahler**

Subject: **Real Estate - landlord/tenant**

Addl. Drafters:

Extra Copies:

Submit via email: **YES**

Requester's email: **Sen.Lasee@legis.wisconsin.gov**

Carbon copy (CC:) to:

Pre Topic:

No specific pre topic given

Topic:

Prohibiting ordinances placing certain limits on landlords

Instructions:

See attached

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Typed</u>	<u>Proofed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/?	pkahler 05/13/2011	jdyer 05/13/2011		_____			
/1			phenry 05/13/2011	_____	lparisi 05/13/2011	sbasford 05/18/2011	

FE Sent For:

none

<END>

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1/?	pkahler	5/13 jld	5/13 jld	 			

FE Sent For:

<END>

Kahler, Pam

From: Kruse, Jon
Sent: Thursday, May 12, 2011 5:36 PM
To: Kahler, Pam
Subject: RE: Senate companion bill to LRB 1296/3 re: ordinances that place limits on landlords

Please do! Thank you so much.

Jon Kruse
Chief of Staff
Office of Senator Frank Lasee

phone: 608-266-3512
jon.kruse@legis.wisconsin.gov

From: Kahler, Pam
Sent: Thursday, May 12, 2011 5:08 PM
To: Kruse, Jon
Subject: RE: Senate companion bill to LRB 1296/3 re: ordinances that place limits on landlords

Jon:

Do you want me to go ahead and get this ready for your office?

Pam

From: Hale, Janine
Sent: Thursday, May 12, 2011 4:51 PM
To: Kahler, Pam
Cc: Kruse, Jon
Subject: Senate companion bill to LRB 1296/3 re: ordinances that place limits on landlords

Pam,

Rep. Vos gives permission for Sen. Lasee to request a Senate companion bill draft of LRB 1296/3 relating to ordinances that place limits on landlords.

Thank you,

Janine Hale

Janine L. Hale
Office of State Representative Robin Vos
Co-Chair, Joint Committee on Finance
309 East, State Capitol
P.O. Box 8953
Madison, WI 53708
janine.hale@legis.wi.gov
608-266-9171
1-888-534-0063



State of Wisconsin
2011 - 2012 LEGISLATURE



LRB-1296/3
PJK/sbb&jld/jf

2089/1

↑
keep

2011 BILL

(w 5-13)

X Regen

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

Analysis by the Legislative Reference Bureau

This bill prohibits a city, village, town, or county from enacting an ordinance that does any of the following with respect to a residential landlord: 1) prohibits or limits the landlord from obtaining or using various types of information about a tenant or prospective tenant, such as household income, occupation, court records, rental history, and credit information; 2) limits how far back in time a prospective tenant's credit information, conviction record, or previous housing may be considered by the landlord; or 3) prohibits the landlord from showing a rental property to a prospective tenant, or from entering into a rental agreement for a rental property with a prospective tenant, while the current tenant is living there.

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 on a landlord.**
5 (1) In this section:
6 (a) "Premises" has the meaning given in s. 704.01 (3).

BILL**SECTION 1**

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

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

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

5 (a) Prohibits a landlord from, or places limitations on a landlord with respect
6 to, obtaining and using or attempting to obtain and use any of the following
7 information with respect to a tenant or prospective tenant:

8 1. Monthly household income.

9 2. Occupation.

10 3. Rental history.

11 4. Credit information.

12 5. Court records, including arrest and conviction records, to which there is
13 public access.

14 6. Social security number or other proof of identity.

15 (b) Limits how far back in time a prospective tenant's credit information,
16 conviction record, or previous housing may be taken into account by a landlord.

17 (c) Prohibits a landlord from entering into a rental agreement for a premises
18 with a prospective tenant during the tenancy of the current tenant of the premises.

19 (d) Prohibits a landlord from showing a premises to a prospective tenant during
20 the tenancy of the current tenant of the premises.

21 **(3)** If a city, village, town, or county has in effect on the effective date of this
22 subsection [LRB inserts date], an ordinance that is inconsistent with sub. (2), the
23 ordinance does not apply and may not be enforced.

24 **(END)**

Basford, Sarah

From: Kruse, Jon

Sent: Wednesday, May 18, 2011 7:04 AM

To: LRB.Legal

Subject: Draft Review: LRB 11-2089/1 Topic: Prohibiting ordinances placing certain limits on landlords

Please Jacket LRB 11-2089/1 for the SENATE.

Thank you!

Jon Kruse

5/18/2011