

Fiscal Estimate Narratives
DATCP 2/17/2012

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| LRB Number | 11-3645/3 | Introduction Number | AB-0561 | Estimate Type | Original |
| Description Miscellaneous landlord-tenant provisions and prohibiting a local government from imposing a moratorium on eviction actions | | | | | |

Assumptions Used in Arriving at Fiscal Estimate

This bill makes several changes to Ch. 704, stats., which governs state landlord tenant law. The department does not enforce this chapter; however, it does regulate residential rental practices by administrative rule, through its authority under s. 100.20, stats., which regulates unfair trade practices.

Although many of the provisions in the bill address issues outside the department's administrative rule, some provisions overlap. If this bill is enacted the department expects to undergo rulemaking to bring its rule in alignment with statute. Specifically, the department expects to revise its administrative rule with respect to security deposits, check-in procedures, and promises to repair.

While the department does not have authority over Ch. 704, stats., landlords and tenants regularly contact the department for information about what the statute means and how the law impacts the way they do business. For example, from 2005-2011, landlord tenant complaints ranked in the top three most complained about topics by Wisconsin consumers at the department. Over that same period of time, the department received more than 95,000 contacts, mediated more than 9,000 complaints, and conducted more than 25 investigations related to landlord tenant issues. The department anticipates that the changes in the bill will increase the number of contacts and complaints that it receives, resulting in increased workload. The department will need to conduct additional outreach to educate the public about the changes. It will also need to update its printed materials, including The Wisconsin Way, which is a publication tailored to guide landlords and tenants through state landlord tenant law. Although the department anticipates an increase in workload resulting from the changes in this bill, it is unable to estimate the extent of the increase or whether the workload could be absorbed by existing staff.

Long-Range Fiscal Implications