



**ASSEMBLY SUBSTITUTE AMENDMENT 1,
TO 2009 ASSEMBLY BILL 543**

March 16, 2010 – Offered by Representative BLACK.

1 **AN ACT** *to create* 704.165 of the statutes; **relating to:** termination of a deceased
2 tenant's tenancy.

Analysis by the Legislative Reference Bureau

Under current law, a landlord may terminate the tenancy of a tenant for various reasons, such as nonpayment of rent, breaching a condition of the tenant's agreement, or upon notice from law enforcement that the rental premises is being used as a drug or criminal gang house. Current law allows a tenant to terminate his or her tenancy if he or she faces an imminent threat of serious physical harm from another person by remaining on the rental premises.

This substitute amendment provides that if a tenant dies during the term of his or her tenancy, the tenancy is terminated 60 days after the landlord receives notice, is advised, or otherwise becomes aware of the tenant's death, or at the end of the term of the rental agreement if that is shorter than 60 days. The deceased tenant and his or her estate are not liable for any rent after the tenancy is terminated. The tenant's death, however, does not relieve any other adult tenant of the premises from responsibility for payment of rent.

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

