



WISCONSIN LEGISLATIVE COUNCIL AMENDMENT MEMO

2015 Assembly Bill 583

Assembly Amendments 1 and 2

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2015 ASSEMBLY BILL 583

This bill prohibits a city, village, town, or county from enacting or enforcing an ordinance that prohibits, regulates the duration or frequency of, or unreasonably restricts the rental of a “residential dwelling” for seven consecutive days or longer.

The bill defines “residential dwelling” as all or part of any building or structure that is primarily used and occupied for, or intended to be used for human habitation, and includes any appurtenances belonging to the dwelling or usually enjoyed with it.

The bill specifies that it does not limit the authority of a political subdivision to enact an ordinance regulating or requiring any of the following:

1. Inspections of residential dwellings.
2. The imposition or payment of inspection fees for residential dwellings.
3. Room taxes that may be imposed on residential dwellings.
4. Annual license fees or other fees that may be imposed on persons who rent out their residential dwellings.
5. Nuisances related to residential dwellings.

The bill also provides that residential dwelling rentals are not subject to certain state health and safety requirements related to lodging establishments.

ASSEMBLY AMENDMENT 1

Assembly Amendment 1 eliminates the provisions in the bill that would exempt residential dwelling rentals from state health and safety requirements related to lodging establishments.

ASSEMBLY AMENDMENT 2

Assembly Amendment 2 allows a political subdivision to limit the total number of days a dwelling may be rented within a 365-day period to no fewer than 180 days, if the dwelling is rented for periods of fewer than 28 consecutive days. The political subdivision may not specify the period of time during which the dwelling may be rented, but may require that the maximum number of allowable rental days within a 365-day period must run consecutively. The amendment also requires notification of the political subdivision of the commencement of the first rental within a 365-day period.

BILL HISTORY

Assembly Amendment 1 was offered by Representative Allen on January 6, 2016. On January 7, 2016, the Assembly Committee on Housing and Real Estate voted to recommend adoption of the amendment and passage of the bill, as amended, on votes of Ayes, 8; Noes, 0.

On February 9, 2016, Assembly Amendment 2 was offered by Representative Allen and the Assembly adopted Assembly Amendments 1 and 2 and passed the bill, as amended, on voice votes.

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