



**WISCONSIN LEGISLATIVE COUNCIL
AMENDMENT MEMO**

2009 Senate Bill 591

**Senate
Amendments 1 and 2**

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Senate Bill 591 generally provides that if a residential tenant dies, the tenancy is terminated on the earlier of the following:

1. Sixty days after the landlord receives notice, is advised, or otherwise becomes aware of the tenant's death.
2. The expiration of the term of the rental agreement.

Neither the deceased tenant nor the tenant's estate is liable for any rent after the termination of the tenancy. The provisions of the bill first apply to tenancies and rental agreements entered into on the effective date of the proposed law.

Senate Amendment 1 provides that a landlord may not approach a member of a deceased tenant's family for the purpose of obtaining rent for which the family member has no liability.

Senate Amendment 2 provides that the tenancy of a deceased residential tenant will be terminated on the earlier of the date of expiration of the rental agreement or 60 days after the first day of the rental period in which the tenant's death occurs. The term "rental period" is defined to mean the time interval in which rent is periodically payable under a rental agreement.

Legislative History

On April 1, 2010, the Senate Committee on Judiciary, Corrections, Insurance, Campaign Finance Reform, and Housing introduced and adopted Senate Amendments 1 and 2, both on votes of Ayes, 4; Noes, 1. The committee recommended passage of Senate Bill 591, as amended, on a vote of Ayes, 5; Noes, 0.

RS:jal