2011 DRAFTING REQUEST

Senate Amendment (SA-SB107)

Received: **06/13/2011**   Received By: **pkahler**

Wanted: **Today**   Companion to LRB:

For: **Frank Lasee (608) 266-3512**   By/Representing: **Robert Kovach**

May Contact: Drafter: **pkahler**
Subject: **Real Estate - landlord/tenant**
                Local Gov't - munis generally   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:

Prohibition on ordinances affecting landlords

Instructions:

See attached

Drafting History:

Vers.	Drafted	Reviewed	Typed	Proofed	Submitted	Jacketed	Required
/?	pkahler 06/13/2011	kfollett 06/13/2011		_____ _____			
/1			mduchek 06/13/2011	_____ _____	ggodwin 06/13/2011	ggodwin 06/13/2011	

FE Sent For:

<END>

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/?	pkahler	1/f-f 6/f 3	M 6/f3	___	___		

FE Sent For:

<END>

From:	Kovach, Robert
Sent:	Monday, June 13, 2011 9:37 AM
To:	Kahler, Pam
Subject:	URGENT! Amendment for SB-107 to be considered tomorrow.

Attachments: UH12 example case and talking points.doc

UH12 example
case and talking ...

Hi Pam,

Here is that language they were looking to amend SB-107

Rob Kovach
Chief of Staff
Office of State Senator Frank Lasee
608-266-3512

-----Original Message-----
From: Murray, Joe - Director of Political and Governmental Affairs
[mailto:jmurray@wra.org]
Sent: Monday, June 13, 2011 9:32 AM
To: Kovach, Robert
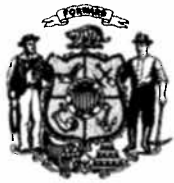Subject: FW: UH12 example case and talking points.doc

Rob,

The amendment language is at the top of the memo. The rest of the memo helps explain why
it's needed.

Joe

1

66.0104(2) No city, village, town, or county may enact an ordinance that places any of the following limitations on a residential landlord: (e) Additional requirements on security deposits or earnest money not found in Wis. Admin. Code Ch. ATCP 134. (f) Any pre or post tenancy inspection requirements of the premises not found in Wis. Admin. Code Ch. ATCP 134.

Current law: Landlords must provide a written notice to tenants on security deposit statements informing tenants of the tenants' right to request photographic evidence of the damages in their apartment. If this notice is not included on the statement, tenant shall be entitled to receive up to triple his/her actual damages plus reasonable attorney's fees and costs. Additionally, Madison General Ordinances require landlords to photographic any and all damages to deposits as long as they can be photographed. Failure to photograph damages that can be photographed prohibits withholding any amount from the deposit and again can result in owing triple damages.

~~PRELIMINARY DRAFT - NOT READY FOR INTRODUCTION~~

SENATE AMENDMENT ,

TO 2011 SENATE BILL 107

*(in 6-13)
needed for the
floor (Senate)
tomorrow*

1   At the locations indicated, amend the bill as follows:

2   **1.** Page 1, line 2: after "limits" insert "or requirements".

3   **2.** Page 1, line 4: after "**limits**" insert "**or requirements**".

4   **3.** Page 2, line 3: after "**(2)**" insert "(a)".

5   **4.** Page 2, line 5: delete "(a)" and substitute "1.".

6   **5.** Page 2, line 8: delete "1." and substitute "a.".

7   **6.** Page 2, line 9: delete "2." and substitute "b.".

8   **7.** Page 2, line 10: delete "3." and substitute "c.".

9   **8.** Page 2, line 11: delete "4." and substitute "d.".

10   **9.** Page 2, line 12: delete "5." and substitute "e.".

11   **10.** Page 2, line 14: delete "6." and substitute "f.".

1   **11.** Page 2, line 15: delete "(b)" and substitute "2.".

2   **12.** Page 2, line 17: delete "(c)" and substitute "3.".

3   **13.** Page 2, line 19: delete "(d)" and substitute "4.".

4   **14.** Page 2, line 20: after that line insert:

5   "(b) No city, village, town, or county may enact an ordinance that places

6   requirements on a residential landlord with respect to security deposits or earnest

7   money or pre-tenancy or post-tenancy inspections that are additional to the

8   requirements under administrative rules related to residential rental practices.".

9   **(END)**