



WISCONSIN LEGISLATIVE COUNCIL AMENDMENT MEMO

2011 Senate Bill 107

Senate Amendments 2 and 3

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2011 Senate Bill 107

Senate Bill 107 prohibits a political subdivision from enacting an ordinance restricting certain conduct of landlords. Specifically, political subdivisions may not limit how far back in time a landlord may look to examine credit, criminal conviction, or previous housing information. Political subdivisions may not prohibit a landlord from obtaining or using income, occupation, rental history, court, or credit information, or from obtaining an applicant's Social Security number. Finally, a landlord cannot be prohibited by ordinance from leasing or showing a property to a prospective tenant during the current occupancy term.

Senate Amendment 2

Senate Amendment 2 prevents a political subdivision from enacting an ordinance which *limits* leasing or showing a property to a prospective tenant during the current occupancy term, expanding the prohibition outlined above.

Senate Amendment 3

In addition to some technical changes, Senate Amendment 3 prohibits a political subdivision from enacting an ordinance placing requirements on a residential landlord with respect to security deposits, earnest money, pretenancy inspections, or posttenancy inspections beyond those requirements found in the state administrative rules.

Legislative History

The Senate Committee on Insurance and Housing introduced Senate Amendment 2. The committee recommended adoption of the amendment and passage of Senate Bill 107, as amended, both by a vote of Ayes, 4; Noes, 3.

The Senate adopted Senate Amendment 2 by a vote of Ayes, 18; Noes, 14. Senate Amendment 3, introduced by Senators Schultz and Lasee, was adopted by voice vote. The Senate passed Senate Bill 107, as amended, by a vote of Ayes, 18; Noes, 14.

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