

2017 DRAFTING REQUEST

Bill

For: LaTonya Johnson (608) 266-2500 Drafter: amckean
 By: Christian Secondary Drafters:
 Date: 1/18/2017 May Contact:
 Same as LRB: -0808

Submit via email: YES
 Requester's email: Sen.Johnson@legis.wisconsin.gov
 Carbon copy (CC) to: fern.knepp@legis.wisconsin.gov
 krista.pleviak@legis.wisconsin.gov

Pre Topic:

No specific pre topic given

Topic:

Lead testing and disclosures for rental properties

Instructions:

See attached

Drafting History:

<u>Vers.</u>	<u>Drafted</u>	<u>Reviewed</u>	<u>Submitted</u>	<u>Jacketed</u>	<u>Required</u>
/1	amckean 1/18/2017	kfollett 1/18/2017	lparisi 1/18/2017	lparisi 1/18/2017	

FE Sent For: <END>

Not needed

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JACKET FOR ASSEMBLY



State of Wisconsin
2017 - 2018 LEGISLATURE

1672
LRB-0808/1
AJM:kjt

2017 BILL

CRMR - No changes

FW-1118
DUE - TODAY
Thurs!

1 AN ACT to create 704.55 of the statutes; relating to: lead testing and disclosures
2 for certain rental properties.

Analysis by the Legislative Reference Bureau

This bill requires that a landlord conduct a test for lead for each water supply or plumbing system serving a premises prior to entering into a rental agreement with a prospective tenant for that premises. Under the bill, the landlord must disclose the results of the test for lead and disclose whether any water supply or plumbing system serving the premises contains lead pipes or lead service lines. If lead is detected by the test or there are lead pipes or lead service lines serving the premises, the landlord must provide the prospective tenant with the pamphlet published by the Department of Natural Resources that describes the risks of lead in drinking water. The bill provides that if a landlord fails to fulfill any of the obligations regarding testing, disclosure, or providing the pamphlet, the rental agreement for that premises is void and unenforceable in its entirety.

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

3 SECTION 1. 704.55 of the statutes is created to read:
4 **704.55 Lead content testing and disclosure.** (1) A landlord that leases a
5 residential premises or that leases any premises to a person having the purpose of

BILL**SECTION 1**

1 operating a school or child care center shall, prior to entering into a rental agreement
2 with a prospective tenant, do all of the following:

3 (a) Conduct a test for lead content in each water supply or plumbing system
4 serving the premises.

5 (b) Disclose to the prospective tenant, in writing, the results of the test for lead
6 content under par. (a).

7 (c) Disclose to the prospective tenant, in writing, whether any water supply or
8 plumbing system serving the premises contains lead pipes or lead service lines.

9 (d) If any lead content is detected by the test under par. (a) or the landlord
10 discloses that a water supply or plumbing system contains lead pipes or lead service
11 lines under par. (c), provide the prospective tenant with the pamphlet developed by
12 the department of natural resources under s. NR 809.546, Wis. Adm. Code, that
13 describes the risks of lead in drinking water.

14 (2) Notwithstanding s. 704.02, if the landlord fails to fulfill any of the
15 requirements under sub. (1), the rental agreement for the premises is void and
16 unenforceable in its entirety.

17 **SECTION 2. Initial applicability.**

18 (1) This act first applies to rental agreements entered into on the first day of
19 the 7th month after publication.

20

(END)