

Fiscal Estimate - 2021 Session

Original Updated Corrected Supplemental

LRB Number 21-5333/1	Introduction Number SB-1041
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Description
rental property inspection requirements

Fiscal Effect

State:

No State Fiscal Effect
 Indeterminate

Increase Existing Appropriations Increase Existing Revenues Increase Costs - May be possible to absorb within agency's budget
 Decrease Existing Appropriations Decrease Existing Revenues Yes No
 Create New Appropriations Decrease Costs

Local:

No Local Government Costs
 Indeterminate

1. Increase Costs 3. Increase Revenue
 Permissive Mandatory Permissive Mandatory

2. Decrease Costs 4. Decrease Revenue
 Permissive Mandatory Permissive Mandatory

5. Types of Local Government Units Affected

Towns Village Cities
 Counties Others
 School Districts WTCS Districts

Fund Sources Affected	Affected Ch. 20 Appropriations
<input type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEGS	

Agency/Prepared By DOR/ Craig Steinfeldt (608) 266-5705	Authorized Signature Ann DeGarmo (608) 266-7179	Date 3/15/2022
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Fiscal Estimate Narratives

DOR 3/15/2022

LRB Number	21-5333/1	Introduction Number	SB-1041	Estimate Type	Original
Description rental property inspection requirements					

Assumptions Used in Arriving at Fiscal Estimate

This bill makes various changes to the requirements relating to inspections of rental properties. The bill eliminates an existing cap on inspection fees that municipalities and counties may charge for rental property inspections, instead allowing municipalities and counties to charge the actual cost of an inspection or reinspection. The bill eliminates a prohibition on charging an inspection fee to a landlord whose property is found to have a habitability violation, but who corrects the violation within 30 days. Under the bill, regardless of the cause for the inspection of a rental property—whether initiated by complaint or otherwise—the municipality or county may charge an inspection fee if a code violation is found during an inspection. The bill does not change current law that provides that if no violation is found, the municipality or county may not charge a fee.

The exact fiscal effect is indeterminate as department does not have data on actual rental inspection costs to compare with the current statutory limitations that were established under 2017 Wisconsin Act 317. The bill will result in a permissive revenue increase for local governments for those who choose to impose such a fee.

Long-Range Fiscal Implications