



State of Wisconsin  
2023 - 2024 LEGISLATURE

LRBs0245/1  
MJW:cjs

ASSEMBLY SUBSTITUTE AMENDMENT 1,  
TO ASSEMBLY BILL 182

January 19, 2024 - Offered by Representative SCHRAA.

1     **AN ACT** *to create* 301.069 and 895.493 of the statutes; **relating to:** a certification  
2             of rental readiness and a civil liability exemption for landlords who lease to  
3             certification of rental readiness holders.

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***Analysis by the Legislative Reference Bureau***

This bill requires the Department of Corrections to include training on rental readiness in its prerelease reentry programming and to issue a certification of rental readiness to individuals who successfully complete the training. Under the bill, DOC may consult with the Wisconsin Housing and Economic Development Authority, city or county landlord-tenant training agencies, or other interested organizations or agencies to develop criteria for successful completion of the training on rental readiness.

This bill also bill grants immunity from civil liability to a landlord who leases a premises to an individual who has been issued a certification of rental readiness for any death, injury, or damages caused by the certified individual's intentional acts or omissions.

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

**SECTION 1.** 301.069 of the statutes is created to read:

**301.069 Certification of Rental Readiness.** (1) The department shall include training on rental readiness in its reentry programming and shall issue a certification of rental readiness to an individual who successfully completes the training before he or she is released from confinement.

(2) The department or the council on offender reentry may consult with the Wisconsin Housing and Economic Development Authority, city or county landlord or tenant training agencies, or other interested organizations or agencies to develop criteria for successful completion of rental readiness training.

**SECTION 2.** 895.493 of the statutes is created to read:

**895.493 Civil liability exemption; certification of rental readiness. (1)**

In this section, “tenant” means a residential tenant, regardless of the type of tenancy or rental period.

(2) A landlord who leases a premises to a tenant who has been issued a certification of rental readiness under s. 301.069 is immune from civil liability for the death of or injury to any individual or any damages caused by intentional acts or omissions of the tenant who holds the certification of rental readiness.

**(END)**