



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved LANDLORD AND TENANT ISSUES SUBCOMMITTEE

Thursday, April 17, 2008

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room LL-130 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

Chair Sparer called the meeting to order at 4:35 PM.

Staff Present: George Hank & Meg Zopelis

Present: 4 -
Eli Judge; Brenda K. Konkol; Detria D. Hassel and David R. Sparer

Absent: 2 -
Curtis V. Brink and Philip P. Ejercito

Excused: 1 -
Rose M. LeTourneau

APPROVAL OF MINUTES

A motion was made by Hassel, seconded by Konkol, to Approve the Minutes of February 21, 2008. The motion passed by voice vote/other.

PUBLIC COMMENT

None

ROLL CALL

Present: 5 -
Eli Judge; Brenda K. Konkol; Curtis V. Brink; Detria D. Hassel and David R. Sparer

Absent: 1 -
Philip P. Ejercito

Excused: 1 -
Rose M. LeTourneau

1. [08445](#) Earnest Money Draft Ordinance Discussion

Attachments: [Security Deposit Refund Procedures \(32.07\) & Earnest Money Deposits \(32.07\)](#)

Sparer indicated there is not actually an Ordinance to discuss, but the subject being discussed was whether or not to put a limitation on the amount of earnest money into the Ordinance because currently there is no limit.

Konkel wants to put a limitation on the amount of earnest money into the Ordinance.

Sparer referenced that the security deposit itself, by Section 32.07(2)(b) says that you cannot have a deposit be larger than one month's rent. However, there is no limitation on the earnest money so potentially you could say the earnest money is three times the rent.

Konkel said that landlords make it so that low-income people cannot pay the fees so it should be limited to one month's rent. Hassel also thought one month's rent was a fair amount.

Sparer asked if the Subcommittee could recommend this and ask that a draft be at the full Committee. Judge said that they would have to introduce it at Council. Konkel said that she and Judge could get it introduced at the next Council Meeting and then decide if it should be sent to the Housing Committee. If there is anything controversial, then the Housing Committee could send it back to the Landlord and Tenant Issues Subcommittee.

Hassel asked for clarification on 32.07(2)(e). Sparer said that is the sorority and fraternity exception, without saying so. A group has people pay nine months in advance; you pay the whole semester. So an exception was crafted for them, but there are limits on it. If you are going to do it, you have to actually have it be a deal for people. However, you cannot have it be such a big deal that obviously it is really forcing them to do it that way. You cannot say \$100/month if you pay everything in advance, but \$300/month if you pay month by month. It can only be a 5% difference. The earnest money would not relate to this.

Brink arrived at 4:40 PM.

A motion was made by Konkel, seconded by Judge, that Konkel and Judge will draft an Ordinance to bring to Council that says earnest money will be limited to one month's rent. The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Konkel, seconded by Sparer, to Adjourn at 4:42 PM. The motion passed by voice vote/other.