

**LEGISTAR #51903 - Body**

DRAFTER'S ANALYSIS: This ordinance is mandated by Section 14 of 2017 Wisconsin Act 327, which was published on April 17, 2018. That provision mandates that a municipality may not require a landlord to provide contact information for more than one person per rental property to the Building Inspection Unit. City Ordinances currently require a landlord to provide contact information for two persons per rental property. This proposal also amends the Ordinances to eliminate the requirement that the contact names be posted at the subject rental property in a conspicuous place.

This proposal updates the fee to be charged for providing the contact information and it adopts the required mandate that the fee only be charged once, unless the contact information for the rental property is changed. The proposal also repeals obsolete language that related to a report that was to be completed by May 2013.

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The Common Council of the City of Madison do hereby ordain as follows:

1. Subdivision (k) of Subsection (2) of Section 27.04 entitled "Minimum Standards for Basic Equipment, Lighting, Ventilation, Heating, and Electrical Service" of the Madison General Ordinances is amended to read as follows:

"(k) Every owner of a rental dwelling shall keep on record with the Building Inspection Division of the Department of Planning and Community and Economic Development contact information of ~~two~~ one (21) or more persons located in Dane County who, by virtue of his or her ownership, employment, or delegation, can exercise control and care over the property, ~~and provide access to the property.~~

1. The contact information shall include the actual name of the owner per deed to the property, ~~two one or more~~ contact names of the individuals designated to be contacts, ~~two one~~ phone numbers for each contact listed, an email address (if available) for each of the contacts, and contact information for a management company for the property, if one is being utilized.
2. These names and contact information shall be updated with the Department ~~on an annual basis no later than January 1 and~~ at any time there is a change in the contact information. This information shall be provided on a form approved by the Department.
- ~~3. The names of these two (2) persons shall be made available by the owner of the property to the occupants and posted at one inside entry of every separate building on the property. They must be placed in a conspicuous place and be readily accessible to the occupants.~~
- ~~43.~~ The City of Madison, through its Police Department, Fire Department, and Building Inspection Division, shall by use of the data collected, communicate promptly with a property owner and make the property owner aware of any police calls to the property, fire or ambulance calls to the property, and/or building inspection orders.
- ~~54.~~ A fee in the amount of ~~five~~ ten dollars (\$~~5~~10) per parcel shall be paid to the City Treasurer at the time the updated information is provided by printed form. No fee shall be charged if the information is submitted online. ~~Effective May 4, 2016, the fee shall increase from five dollars (\$5) to ten dollars (\$10).~~
- ~~6.~~ This registry requirement will commence on January 1, 2012, or when the new City of Madison computer system intended for this purpose is fully operational, whichever is later.
- ~~75.~~ The owner may either submit this information online or request a printed form by email.
- ~~86.~~ Exceptions. This requirement does not apply to all properties that are owned and operated by local, state, or federal government agencies, or a subdivision or agency of government.
- ~~9.~~ ~~Staff will prepare a report to the Housing Strategy Committee and Landlord and Tenant Issues Committee to show fees generated, compliance, fines and costs to implement this section. The report shall be provided by May, 2013."~~

2. Subdivision (a) of Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating and amending therein the following:

<u>"Offense</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit</u>
<del>Failure to post contact persons for emergency work."</del>	<del>27.04(2)(k)</del>	<del>\$500</del>