

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

PRESENTED
REFERRED

March 6, 2012

Housing Committee;
Landlord Tenant Issues
Subcommittee

Amending Section 27.04(2)(k)4. and Section 1.08(4) of the Madison General Ordinances to require monthly notification only if an e-mail address has been provided, it removes the requirement that the Fire Department notify landlords of all ambulance calls, and authorizes the Fire Department to issue citations to landlords that fail to comply with the posting notification requirements.

Drafted by: Marci Paulsen

Date: February 28, 2012

SPONSOR: Alder Skidmore

DRAFTER'S ANALYSIS: This ordinance changes the notification process to monthly and only requires landlord notification if the landlord has provided an e-mail address to the City. This ordinance also removes the requirement that the Fire Department inform the landlord of all ambulance calls to the location. Under the Health Information Portability and Accountability Act (HIPAA) this information is considered protected health information and can only be released as permitted by law and should not be uniformly distributed to landlords. This ordinance provides the Fire Department with the authority to issue citations if the owner fails to post the required contact information.

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

1. Paragraph 4. of 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:

"4. If the property owner has provided an e-mail address under subdivision 2. ~~The City of Madison, through its Police Department, Fire Department, and Building Inspection Division, shall by use of the data collected e-mail address provided, communicate promptly monthly with a property owner and make the property owner aware of any police or fire calls to the property, fire or ambulance calls to the property, and/or Building inspection orders.~~

2. Subsection (4) entitled "Issuance of Citations" 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 amending herein the following:

Enforcement Official
Fire Chief, her/his designated Chief Officers and Officers assigned to Fire Prevention and Investigation Divisions.

Ordinance Chapter or Section and Title
Section 27.04(2)(k), Landlord Notification; Chapter 34, Fire Prevention Code."

Approved as to form: