

MGO Violation	Description	% of Rent Abatement
1. 27.04(2)(a) [27.05(2)(j)]	a. Kitchen sink or lavatory basin	
	i. Not provided or missing	10-25% 24-48 hrs 25% More than 48 hrs 50-95%
	b. Flush water closet	
	i. Not provided or missing	Not only facility 5-10% Only facility 25-50%
	c. Bathtub or shower	
	i. Not provided or missing	Not only facility 5-10% 24-48 hrs 25%
	d. Water pressure/volume	
	i. None	More than 48 hrs 50-95%
	ii. Inadequate	10-25%
2. 27.04(2)(b) [27.05(2)(j)]	a. Hot water tank	
	i. Not provided or totally not functional	25-50%

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	ii. In need of repair to the extent that supply is inadequate or water is consistently below 100°F.	10-25%
	iii. Consistently does not provide 120° water but above 100°	5-10%
	iv. Tank leak - See Basement Water and Moisture Problems	
3. 27.04(2)(c)	a. Garbage and refuse storage facilities	
	i. Adequate storage not provided	1-5%
4. 27.04(2)(d) [27.05(2)(i)] [27.05(2)(h)]	a. Required exit	
	i. Not provided or totally unusable	10-25% per exit
	ii. Partially usable	5-10% per exit
	iii. Blocked by accumulation of stored items, junk, trash or debris	

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	A. totally	10-25% per exit
	B. partially	5-10% per exit
	iv. Other impairment of exit use, i.e., double cylinder lock, skeleton keyed lock, movable furniture obstructing exit path	1-5% per exit
	Note: Repairs to components of an exit system (e.g., doors, stairs, porches, handrails, guardrails) where the exit remains in use should abate under repair categories.	
5. 27.04(2)(f)	a. Natural light or ventilation	
	i. Not provided in one or more rooms	10-25% per room
	ii. Inadequate light or ventilation	5-10%
	a. Screens	

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6. 27.04(2)(f) [27.07(2)(c)]	i. No screens provided or all screens in need of repair	10-25%
	ii. Not all screens provided and/or some screens in need of repair	5-10%
7. 27.04(2)(g) [27.04(2)(g)] [27.04(2)(i)]	a. Electrical service and wiring	
	i. No electricity	24-48 hrs 25% More than 48 hrs 50-95%
	ii. Inadequate electrical service (that part of the wiring system that starts where utility wires end and ends with and includes the main fuses) (substantially limits usage or presents potential hazard)	10-25%
	iii. Inadequate branch circuits	5-10%
	iv. Unfused circuits (the use of unfused circuits must be discontinued)	10-25%

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	v. Overfused circuits	5-10%
	vi. Exposed wires, damaged or bare, presenting shock hazard	5-10%
	vii. Convenience outlets not provided, not functional, not proper number, not proper installation (one or more outlets)	5-10%
8. 27.04(2)(g) [27.04(2)(g)4.] [27.04(2)(g)5.]	a. Lighting	
	i. Required light switches not functioning or not provided	1-5%
	ii. Public halls and/or stairs not lit	1-5% per affected applicant
	iii. Outside entrance doors and/or required parking areas unlit	1-5% per affected applicant
9. 27.04(2)(h)	a. Heat	
	i. No heat or consistently below 55°	24-48 hrs 25% More than 48 hrs 50-95%

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	ii. Inadequate (55-66°) or occasionally inadequate	10-25%
10. 27.04(2)(i) [27.04(2)(g)]	a. Required exit signs	
	i. Missing or not lit	1-5% per sign
11. 27.05(2)(a)	a. Improper grading and/or no eaves troughs and/or downspouts	
	i. Not causing basement or ground floor water or moisture problems	No Abatement
	ii. Resulting in basement water or moisture problems	See Basement Water and Moisture Problems
12. 27.05(2)(g)1. [27.05(2)(k)] [27.05(2)(g)3.]	a. Interior floor, wall, or ceiling	
	i. Unsafe so that an area or room is ordered vacated by B.I. Dept.	Not a kit., bath or BR 25- 50% Kit., bath or BR 50-95%

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	ii. Is damaged or in such disrepair that it interferes with tenant's full use of all or part of the premises (including but not limited to holes in floors, walls, ceilings)	Kit., bath, BR (including closets) or other living areas 10-25% Other 5-10%
	iii. Incapable of affording privacy	10-25%
	iv. Reasonably waterproof or hard surface not provided in areas subject to moisture	5-10% per room
	v. Appropriate floor surfacing not provided, or damaged so that it does not function to provide ease of maintenance	5-10% per room
	vi. Unsealed gaps allowing collection of dirt and other matter severe enough to create a cleaning or sanitation problem in bathing, toilet or food preparation areas	1-5%

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13. 27.05(2)(g)2.	a. Exterior foundation, wall, floor and/or roof condition	
	i. Unsafe so that an area or room is ordered vacated by B.I. Dept.	Not a kit., bath or BR 25-50% Kit., bath, or Br 50-95%
	ii. Is damaged or in such disrepair that it interferes with the tenant's full use of all or part of the premises (including but not limited to roof leaks, holes in floors, walls, or ceilings)	Kit., bath, BR (including closets) or other living areas 10-25% Other 5-10%
	iii. Incapable of affording privacy	10-25%
	iv. Resulting in wet basement - see Basement Water and Moisture Problems	
14. 27.05(2)(g)2.	a. Chimney	

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	i. Not properly removing the products of combustion (discontinue use of appliance(s) vented into chimney)	Abatement based on lost appliance/facility: No hot water, 27.04(2)(b) No heat, 27.04(2)(h)
	ii. In danger of collapse	10-25%
15. 27.05(2)(g)3.	a. Unsealed gaps in bathing, toilet or food preparation areas allowing collection of dirt and other matter	
	i. Severe enough to create a cleaning or sanitation problem	1-5%
16. 27.05(2)(h)	a. Exterior doors, interior doors, basement hatchway doors (one or more doors)	
	i. Missing, therefore negating, dwelling unit or lodging room security	25-50%
	ii. Missing and affecting privacy, health or safety	10-25%

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	iii. In a state of disrepair which threatens security (one or more doors)	Use the security analysis & %s in 20.a.i.,ii.,& iii.
	iv. Hazardous e.g., unhinged, requiring excessive force to open, door or hardware interfering with egress	5-10%
	v. Missing or nonfunctional latch assembly on a bedroom, bathroom or dwelling unit entrance door	1-5%
17. 27.05(2)(h)	a. Windows (one or more windows)	
	i. Missing from first floor, basement or other window openings accessible by balconies, fire escapes, trees, etc. and negating dwelling unit or lodging room security	25-50%
	ii. Missing and affecting privacy, health or safety	10-25%

MGO Violation	Description	% of Rent Abatement
	iii. In a state of disrepair which threatens security	Use security analysis & %s in 21.a.i. & ii.
	iv. Ventilating locks not functional	5-10%
	v. Hazardous, e.g. windows which must be propped open, broken windows with glass shards in the frame	5-10%
18. 27.05(2)(h)1.	a. Door viewer, front entry door dwelling unit or lodging room. Not provided or not functional	5%
19. 27.05(2)(h)2.	a. Exterior hinge pins not protected in dwelling unit or lodging room	5% per door
20. 27.05(2)(h)3.	a. Dead bolt lock (one or more locks)	
	i. No lock or totally not functional lock	25-50%

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	ii. Existing lock provides some security but is not a deadbolt. For example: A slide bolt lock, live bolt lock, guarded latch lock on doors accessible from grade, lock with no strike plate	10-25%
	iii. Lock conditions which have minimal effect on security. For example: Screws in strike plate not 2½" long, difficult but not impossible to lock and unlock, live, guarded or slide bolt locks on doors not accessible from grade	1-5%
	b. Secondary locking device	
	i. Door does not lock and no secondary locking device or totally not functional	25-50%

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	ii. Door locks but no secondary locking device or totally not functional	10-25%
21. 27.05(2)(h)4	a. Required window sash fasteners not provided or not functional (one or more fasteners)	
	i. First floor, basement, and all other windows accessible by balconies, fire escapes, trees, or other existing means	10-25%
	ii. All other windows where required	1-5%
22. 27.05(2)(h)5	a. Required window ventilating sash fasteners not provided or not functional (one or more fasteners)	5-10%
23. 27.05(2)(h)7.	a. Common area doors	
	i. No lock or totally not functional lock	5-10%

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	ii. Lock conditions which have a minimal effect on security, e.g., no strike plate screws in strike plate not 2½" long	1-5%
	iii. Required door closer missing or not functioning	1-5%
24. 27.05(2)(h)10.	a. Required locks on residential buildings with two or more dwelling units and/or lodging rooms on all exterior doors and main entrance door accessed from common area not provided or not functional	10-25%
	i. No positive locking guarded latch lock or no functional locking guarded latch	10-25%
	ii. No approved self closing device or no functioning self closing device	10-25%

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	b. Missing or nonfunctional approved guard plate affixed to exterior side of door deemed necessary to provide adequate security against illegal entry	10-25%
25. 27.05(2)(h)11.	a. Common area interior doors leading to basement	
	i. No positive action guarded latch lock or no functional positive guarded latch lock	5-10%
	ii. No approved self closing device or no functioning approved self closing device	5-10%
26. 27.05(2)(h)12.	a. All doors leading to shared laundries and storage areas in basements	

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	i. No positive action guarded latch lock or no functioning positive action guarded latch lock	5-10%
	ii. No approved self closing device or no functioning approved self closing device	5-10%
27. 27.05(2)(i)	a. Inside and outside stair and/or porch	
	i. Hazardous to use	10-25% per affected app.
	b. Required appurtenances to any porch or stair such as handrails and guardrails	
	i. Protecting an elevation of less than 4'	
	A. Missing	5-10% per affected app.
	B. Inadequate	5-10% per affected app.
	ii. Protecting an elevation of more than 4'	
	A. Missing	10-25% per affected app.

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	B. Inadequate	5-10% per affected app.
28. 27.05(2)(j) [27.04(2)(a)]	a. Kitchen sink, lavatory*	
	i. Totally not functional	10-25%
	ii. In need of repair to the extent that use is limited (e.g., including but not limited to extremely slow drain, missing or not functional faucet handle . . .)	5-10% per fixture
	b. Flush Water Closet*	
	i. Totally not functional	24-48 hrs. 25% More than 48 hrs 50-90% Not only facility 5-10%
	ii. In need of repair to extent that use is limited	5-10% per fixture
	*Also see Basement Water and Moisture Problems	
	c. Bathtub or shower*	
	i. Totally not functional	Only facility 25-50% Not only facility 5-10%

MGO Violation	Description	% of Rent Abatement
	ii. In need of repair to extent that use is limited (e.g., including but not limited to extremely slow drain, missing or not functional faucet handles.)	5-10% per fixture
	*Also see Basement Water and Moisture Problems	
	d. Water Pressure/Volume	
	i. Inadequate or fluctuating hot and cold	10-25%
	ii. Consistently leaking hot water faucet	1-5%
29. 27.05(2)(j) [27.04(2)(a)] [27.04(2)(b)]	a. Leaking Water Supply or Drain Piping, not containing sewage	
	i. Leaking to extent and in such a place that it interferes w/tenant's full use of all or part of premises	

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	A. Kitchen, bathroom, bedroom (including closets) or other living areas	10-25%
	B. Other	5-10%
	ii. Leaking pipes in basement	See Basement Water & Moisture Problems
	b. Leaking or obstructed drain piping containing sewage	
	i. If leaks or obstruction cause backup of sewage into fixtures, onto floors, or through ceilings or walls (including basement)	50-90% per affected applicant
30. 27.05(2)(k)	a. Bathroom floor surfacing	See 27.05(2)(g)1.
31. 27.05(2)(l)	a. Supplied facility, equipment or utility	
	i. Contracted stove or refrigerator	
	A. Not functional	10-25%

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	B. Partially functional	5-10%
	b. Non-required screens	No Abatement
32. 27.05(2)(m)	a. Owner-caused discontinuation of utilities	
	i. No electricity	See 27.04(2)(g)
	ii. No heat	See 27.04(2)(h)
	iii. No water service	See 27.04(2)(a)
33. 27.05(2)(q)4.	a. Covering of foam plastic insulation (if insulation not installed by tenant)	5-10%
34. 27.05(2)(z)	a. Required for main entrance door accessed through common area not provided or not functional	
	i. Doorbells, intercoms or effective buzzer system of which to alert occupant of request to access the building	10-25%

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35. 27.07(2)(a)	a. Failure to clean and disinfect common area after sewage backup	10-25% per affected applicant
	b. Owner not maintaining common areas in sanitary condition	5-10% per affected applicant
36. 27.07(2)(c)	a. Screens	See 27.04(2)(f)
37. 27.07(2)(d)	a. Extermination of pests	
	i. Severe infestation, whether occasional or chronic	10-25% per affected applicant
	ii. Non-severe but chronic	1-5% per affected applicant
38. 27.07(2)(f)	a. Apartment clean prior to occupancy	25-50%
	b. Failure to clean and disinfect basement after sewage backup	10-25%
39. 29.20(15)(c)	a. Smoke or heat detectors not installed where required in storage areas	5-10% per affected applicant

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40. 34.907	a. Smoke alarms not installed where required in:	
	i. Inside every bedroom and sleeping area	5-10% per affected applicant
	ii. Within 6 feet of each door leading to a bedroom or sleeping area of each unit	10-25%
	iii. Each floor of the building	10-25%
41. All code sections which result in water problems may use these percentages	a. Basement Water and Moisture Problems	
	i. Basement water violations use these percentages regardless of cause of leak	
	A. Basement not used for habitation: accumulated water	1-5% per affected applicant

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MGO Violation	Description	% of Rent Abatement
42. Chapter 18	Plumbing Code which adopts by reference Wisconsin Administrative Code SPS 325, Plumbing Chapter 145 Wisconsin Statutes. If a violation is cited on an occupied rental property referencing sections from the above Plumbing Codes and the violations described could appropriately be listed as violations of Sections 27.04(2)(a), 27.04(2)(b) and/or 27.05(2)(j) of the Minimum Housing Code, then the rent abatement list shall equally apply to those violations. (NOTE: Any violation cited under the State Plumbing Codes would in an existing rental property also be a violation of Sec. 27.05(2)(j) which uses the phrase "properly installed".) (Am. by ORD-12-00035, 3-28-12)	

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43. Chapter 19 [NEC] [SPS 316] [SPS 352]	Electrical Code - Adopts Wisconsin State Electrical Code Volume II, Wisconsin State Administrative Code Chapter 24 and by reference the 1984 National Electrical Code. If a violation is cited in an occupied residential rental property referencing sections from the above Electrical Codes and the violations could appropriately be listed as violations of Sections 27.04(2)(g) of the Minimum Housing Code, then the rent abatement list shall equally apply to those violations. (NOTE: Any violation cited under the State Codes or the National Electrical Code (NEC) would in an existing rental property also be a violation of Section 27.04(2)(g) which uses the phrase "properly installed".) (Sec. 32.04(d) Am. by Ord. 9752, Adopted 4-4-89; ORD-06-00100, 8-2-06; ORD-09-00041, 3-19-09; ORD-10-00083, 9-15-10; ORD-12-00035, 3-28-12)	