

CITY OF MADISON, WISCONSIN

AN ORDINANCE _____

PRESENTED
REFERRED

November 17, 2009
Housing Committee;
Landlord-Tenant Sub-
Committee

Amending Sections 32.12(8) and 32.12(9)(a) of the Madison General Ordinances to modify the regulations for showing and re-renting rental premises.

Drafted by: Maureen O'Brien

Date: November 16, 2009

SPONSOR: Ald. Maniaci

DRAFTER'S ANALYSIS: Currently, a landlord may not enter into an apartment to show it to a prospective tenant until one-fourth of the lease period has passed, subject to some exceptions. Additionally, unless the landlord and tenant enter into a Non-Standard Rental Provision, the landlord may not enter into a new lease for the premises until one-fourth (1/4) of the lease period has passed. This amendment will change that time period to one-half (1/2) the lease period. The effective date of this ordinance is March 1, 2010.

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

1. Subsection (8) entitled "Showing Premises for Rental Purposes" of Section 32.12 entitled "Prohibited Practices" of the Madison General Ordinances is amended to read as follows:

"(8) Showing Premises for Rental Purposes. No landlord may enter leased premises for the purpose of showing the premises to prospective tenants until ~~one-fourth (1/4)~~ one-half (1/2) of the lease period has passed. This provision does not apply to:
(a) entry for the purpose of subletting or if a lease period is less than nine (9) months; or
(b) if a summons and complaint for eviction has been filed.
(c) such dates and times agreed to in writing by the landlord and tenant, when the tenant has signed a notice of non renewal."

2. Subdivision (a) of Subsection (9) of Section 32.12 entitled "Prohibited Practices" of the Madison General Ordinances is amended to read as follows:

"(a) If Landlord and Tenant fail to enter into a Non Standard Rental Provision regarding showing premises for rental purposes, then it is presumed that the parties to the lease intend that the Landlord will not rent the leased premises to another tenant for a subsequent lease period until after ~~one-fourth (1/4)~~ one-half (1/2) of the lease period has passed."

3. This ordinance amendment is effective as of March 1, 2010.

Approved as to form: