



***Whereas,***

Short-end leases are lease agreements in which tenants are forced to pay a full month's rent for their final month of occupancy, but must move out of their property before the end of the month, often to allow the landlord time to "turn over" property. Resulting in a financial loss for the tenant.

***Whereas,***

International Students of UW-Madison who were forced to return home due to the COVID-19 global pandemic, were unable to exit lease agreements, even though they are unable to occupy their property, resulting in financial loss for the tenant.

**The Associated Students of Madison acting in Student Council do enact as follows:**

***Therefore, be it resolved,***

The 27th Session of the Associated Students of Madison recommends that the Madison City Common Council pass legislation requiring that: The written lease must identify the specific unit the residential tenant will occupy before the residential tenant signs the lease.

***Be it further resolved,***

The 27th Session of the Associated Students of Madison recommends that the Madison City Common Council pass legislation requiring that: A written lease for a residential unit must identify the lease start date and lease end date. When a lease requires the tenant to move in or out of the residential unit on a date other than the first or last day of the month, the amount of rent to be paid for the final month owed for the final month of rent must be prorated at the average daily rate for that month so that the tenant only pays for the actual number of days that occupancy is allowed. This provision applies to all leases, including leases requiring the last month of rent to be paid in advance.

***Be it further resolved,***

The 27th Session of the Associated Students of Madison recommends that the Madison City Common Council pass legislation requiring that: The requirements of this section may not be waived or modified by the parties to a residential lease. Any provision, whether oral or written, of a lease or other agreement by which any provision of this section is waived by a tenant is contrary to public policy and void.

***Be it further resolved,***

The 27th Session of the Associated Students of Madison recommends that the Madison City Common Council pass legislation requiring that: A tenant may terminate a lease before the expiration date included in their original lease, given approval by the Madison Building Inspection and the Landlord or Tenant Issues Committee.

***Be it finally resolved,***



**Associated Students  
of Madison**

UNIVERSITY OF WISCONSIN-MADISON

**ASM Student Council, 27<sup>th</sup> Session**

**Legislation 27-XXXX-XX**

**Title: Tenant Rights Protection for Students**

**Sponsored by: Chair George**

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The 27th Session of the Associated Students of Madison recommends that the Madison City Common Council pass legislation requiring that: When a landlord and a tenant sign a residential lease for a term that is at least ten months, the landlord must not require the tenant to renew the lease until at least four months have passed since the tenant occupied the unit.