



Legislation Details (With Text)

**File #:** 15199      **Version:** 1      **Name:** Tenants' rights/notice  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/24/2009      **In control:** HOUSING COMMITTEE (ended 6/2012)  
**On agenda:** 2/2/2010      **Final action:** 2/2/2010  
**Enactment date:** 2/18/2010      **Enactment #:** ORD-10-00016

**Title:** Amending Section 32.05(1)(e)of the Madison General Ordinances to require landlords to provide tenants with more specific information as to when they will be entering a tenant's leased premise to show the property for sale or lease.

**Sponsors:** Bridget R. Maniaci, Michael Schumacher

**Indexes:**

**Code sections:**

**Attachments:** 1. Registration Forms.pdf

| Date       | Ver. | Action By  | Action  | Result |
|------------|------|--|---|--------|
| 2/2/2010   | 1    | COMMON COUNCIL   | Adopt With Amendment(s)   | Pass   |
| 12/2/2009  | 1    | HOUSING COMMITTEE (ended 6/2012)                       | RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER | Pass   |
| 11/4/2009  | 1    | HOUSING COMMITTEE (ended 6/2012)                       |   |        |
| 10/15/2009 | 1    | LANDLORD AND TENANT ISSUES SUBCOMMITTEE (ended 6/2012) | Return to Lead with the Following Recommendation(s)                         | Pass   |
| 10/7/2009  | 1    | HOUSING COMMITTEE (ended 6/2012)                       | Refer   | Pass   |
| 9/1/2009   | 1    | COMMON COUNCIL   | Re-refer  | Pass   |
| 8/5/2009   | 1    | HOUSING COMMITTEE (ended 6/2012)                       | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER                           | Pass   |
| 7/7/2009   | 1    | COMMON COUNCIL   | Referred  |        |
| 6/24/2009  | 1    | Attorney's Office/Approval Group                       | Referred for Introduction   |        |

**Fiscal Note**

No appropriation required.

**Title**

Amending Section 32.05(1)(e)of the Madison General Ordinances to require landlords to provide tenants with more specific information as to when they will be entering a tenant's leased premise to show the property for sale or lease.

**Body**

DRAFTER'S ANALYSIS: This ordinance requires landlords to provide tenants with at least 24-hour notice of the specific date and either the exact time or a four-hour window or at least 24-hour notice of a three-day period with either the exact time or no more than four hours per day when a landlord wishes to show the premises for sale or lease.

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

Subdivision (e) of Subsection (1) of Section 32.05 entitled "Tenants Rights to Privacy and Exclusive

Possession” of the Madison General Ordinances is amended to read as follows:

"(e) ~~Unless the tenant approves a shorter period of notice or a larger window of availability on a case by case basis, e~~Entering upon a tenant's leased premises solely to show the property for sale or lease without at least twenty-four (24) hours notice, ~~(a) of the specific date and either the exact time or a four (4) hour window, or (b) covering not more than a three-day period and either the exact time or a four (4) hour window per day~~ the notice shall indicate the exact time of entry and the length of stay not to exceed a combined total of three (3) hours per day and shall cover not more than three consecutive days, unless the tenant approves a shorter period of notice or a larger window of availability on a case by case basis."