



Legislation Text

File #: 15199, Version: 1

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.

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."