



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.

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.~~"