



## Legislation Details (With Text)

<b>File #:</b>	15199	<b>Version:</b>	1	<b>Name:</b>	Tenants' rights/notice
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	6/24/2009	<b>In control:</b>	HOUSING COMMITTEE (ended 6/2012)		
<b>On agenda:</b>	2/2/2010	<b>Final action:</b>	2/2/2010		
<b>Enactment date:</b>	2/18/2010	<b>Enactment #:</b>	ORD-10-00016		
<b>Title:</b>	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.				
<b>Sponsors:</b>	Bridget R. Maniaci, Michael Schumacher				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	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."