



Legislation Details (With Text)

File #:	15823	Version:	2	Name:	Chronic Nuisance Property Landlord Licensing
Type:	Ordinance	Status:		Passed	
File created:	8/28/2009	In control:		COMMON COUNCIL ORGANIZATIONAL COMMITTEE (ended 4/2017)	
On agenda:	1/19/2010	Final action:		1/19/2010	
Enactment date:	2/4/2010	Enactment #:		ORD-10-00011	
Title:	SUBSTITUTE Creating Sec. 9.25 to require registration for all landlords who have a property that has been declared a Chronic Nuisance Premises, creating Sec. 25.09(3)(a)10. to require notification to landlords of the requirements of Sec. 9.25, amending Sec. 1.08(3)(a) to establish a bond schedule for violations of Sec. 9.25, and amending Sec. 1.08(4) of the Madison General Ordinances to give the Director of Building Inspection the power to enforce Sec. 9.25 by citation.				
Sponsors:	Tim Bruer, Shiva Bidar, Marsha A. Rummel, Bryon A. Eagon, Chris Schmidt, Judy Compton, Michael Schumacher, Julia S. Kerr				
Indexes:					
Code sections:					
Attachments:	1. Version 1, 2. Body				

Date	Ver.	Action By	Action	Result
1/19/2010	2	COMMON COUNCIL	Adopt	Pass
1/5/2010	2	COMMON COUNCIL ORGANIZATIONAL COMMITTEE (ended 4/2017)	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
11/19/2009	1	PUBLIC SAFETY REVIEW COMMITTEE	Return to Lead with the Recommendation for Approval	Pass
11/4/2009	1	HOUSING COMMITTEE (ended 6/2012)	Return to Lead with the Following Recommendation(s)	Pass
10/15/2009	1	PUBLIC SAFETY REVIEW COMMITTEE	Refer	
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
9/8/2009	1	PUBLIC SAFETY REVIEW COMMITTEE	Re-refer	Pass
9/1/2009	1	COMMON COUNCIL ORGANIZATIONAL COMMITTEE (ended 4/2017)	Refer	
9/1/2009	1	COMMON COUNCIL ORGANIZATIONAL COMMITTEE (ended 4/2017)	Refer	
9/1/2009	1	COMMON COUNCIL	Referred	
8/28/2009	1	Attorney's Office/Approval Group	Referred for Introduction	

Fiscal Note

It is not anticipated that the Ordinance will significantly affect City operations. No appropriation or additional

staff resources are required. There may be a modest increase in General Fund revenues derived from fines for violations of the Ordinance, with these funds to offset such staff time as might be allocated for administration of the Ordinance.

Title

SUBSTITUTE Creating Sec. 9.25 to require registration for all landlords who have a property that has been declared a Chronic Nuisance Premises, creating Sec. 25.09(3)(a)10. to require notification to landlords of the requirements of Sec. 9.25, amending Sec. 1.08(3)(a) to establish a bond schedule for violations of Sec. 9.25, and amending Sec. 1.08(4) of the Madison General Ordinances to give the Director of Building Inspection the power to enforce Sec. 9.25 by citation.

Body

DRAFTER'S ANALYSIS: Properties determined to be a Chronic Nuisance Premises under Section 25.09 of the Madison General Ordinances negatively impact the community and the citizens of Madison. These properties, most of which are non-owner occupied rental properties, use a disproportionate share of City police and inspection services, adversely impact the safety of the occupants and neighbors of the property, and damage the fabric of the neighborhood. The owners of these properties have already demonstrated an inability to adequately maintain and operate the property such that the City has declared the property to be a nuisance, thereby necessitating greater City intervention. The purpose of this ordinance is to require that the owners of those properties determined to be a Chronic Nuisance Premises who choose to rent any portion of the property to another, must register with the City Clerk. The conditions of this registration shall apply to each owner of the property and shall require each landlord to comply with the nuisance abatement plan reached with the City, provide current contact information to City officials of owners and managing agents of the property, and attend yearly landlord training. If a landlord fails to meet the terms and conditions of the registration, or the property continues to exhibit nuisance activity, the registration can be revoked and the landlord will no longer be permitted to rent the property. Furthermore, this registration requirement will strengthen the Chronic Nuisance Premises Ordinance by giving City officials access to more complete and updated information regarding ownership and management of the property, as well as provide City officials with more enforcement tools in dealing with these properties. By expanding the citation authority of the Director of Building Inspection and setting forth a bond schedule for violations of this Ordinance, City officials will have various means at their disposal to address the landlords of Chronic Nuisance Premises, ranging from citations for violations of the registration terms and conditions, to a revocation of the registration. By creating this registration requirement, it is hoped that landlords of properties determined to be a Chronic Nuisance Premises will take the necessary steps to ensure that the negative impacts that the property has on the community are effectively reduced.

Please see body in Attachments.