

City of Madison

City of Madison Madison, WI 53703 www.cityofmadison.com

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, 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."