

Fiscal Estimate Narratives

DATCP 3/14/2012

LRB Number	11-2098/2	Introduction Number	AB-0668	Estimate Type	Original
Description Terminating a tenancy for criminal activity and requiring notice to landlord of nuisance investigation by law enforcement agency					

Assumptions Used in Arriving at Fiscal Estimate

Under this bill, a property owner may terminate the tenancy of a residential tenant if criminal activity caused by any person takes place in the tenant's rental unit. Also, a property owner may terminate the tenancy if criminal activity caused by the tenant, a member of the tenant's household, or an invited guest or associate of the tenant or of a member of the tenant's household, takes place on the property owner's rental property. The property owner must provide written notice to the tenant to vacate the property on or before a date that is at least five days after the notice is given. The notice must state the basis for its issuance and the right of the tenant to contest the termination of tenancy in an eviction action. In addition, if a county, city, village, or town has an ordinance regulating nuisances, the local law enforcement agency is required to notify the property owner or manager when an alleged nuisance is investigated on the property.

This bill amends Ch. 704, stats., which governs state landlord tenant law. The department does not enforce this chapter; however, it does regulate residential rental practices by administrative rule, through its authority under s. 100.20, stats., which regulates unfair trade practices. While the department does not have authority over Ch. 704, stats., landlords and tenants regularly contact the department for information about what the statute means and how the law impacts the way they do business.

The department anticipates that the cost of implementing this bill would be minimal and that it can be absorbed. The changes in the bill will likely increase the number of contacts and complaints that the department receives, resulting in increased workload. In addition, the department will need to update its printed materials, including The Wisconsin Way, which is a publication tailored to guide landlords and tenants through state landlord tenant law.

Long-Range Fiscal Implications