



## WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

**2009 Wisconsin Act 117**  
[2009 Assembly Bill 400]

**Requiring Landlords to  
Change Locks**

Under current law, a tenant may terminate his or her tenancy and remove from the premises if the tenant or a child of the tenant faces an imminent threat of serious physical harm from another person if the tenant remains on the premises.

Under the statutes, the tenant must provide notice to the landlord and a certified copy of one of the following:

1. An injunction order protecting the tenant or the child from the person.
2. A condition of release ordering the person not to contact the tenant.
3. A criminal complaint alleging that the person sexually assaulted or stalked the tenant or the child.
4. A criminal complaint filed against the person as a result of an arrest for committing a domestic abuse offense against the tenant.

### **2009 Wisconsin Act 117**

2009 Wisconsin Act 117 revises current law to require a landlord to change the locks to the tenant's premises or give the tenant permission to do so, regardless of whether the tenant is terminating his or her tenancy, if: (a) the tenant requests it; and (b) the tenant provides the landlord with a certified copy of one of the documents the tenant must provide under current law to terminate his or her tenancy because the tenant faces an imminent threat of serious physical harm from another person if the tenant remains on the premises.

Under the Act, the landlord must change the locks, or give the tenant permission to do so, within 48 hours after receiving the request and a certified copy of the document. The tenant is responsible for

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This memo provides a brief description of the Act. For more detailed information, consult the text of the law and related legislative documents at the Legislature's Web site at: <http://www.legis.state.wi.us/>.

the cost of having the locks changed. The Act provides that within a reasonable time after any locks have been changed, the tenant must provide the landlord with a key for the changed lock.

***Effective date:*** 2009 Wisconsin Act 117 takes effect on February 25, 2010.

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