



## WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

**2009 Wisconsin Act 323**  
[2009 Senate Bill 591]

**Termination of Tenancy at Death**

*2009 Wisconsin Act 323* regulates the termination of a residential tenancy when the tenant dies.

*Act 323* generally provides that if a residential tenant dies, the tenancy is terminated on the earlier of the following:

1. Sixty days after the landlord receives notice, is advised, or otherwise becomes aware of the tenant's death.
2. The expiration of the term of the rental agreement.

Neither the deceased tenant nor the tenant's estate is liable for any rent after the termination of the tenancy. *Act 323* also provides that a landlord may not approach a member of a deceased tenant's family for the purpose of obtaining rent for which the family member has no liability. The provisions of the Act first apply to tenancies and rental agreements entered into on the effective date of the Act.

***Effective date:*** The Act takes effect on May 27, 2010.

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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/>.