Wisconsin Landlord Disclosure Requirements

Landlords have to give applicants certain information prior to accepting any money, so tenants can decide if they are interested. Landlords are also required to write certain important information in the leases.

Tenants must be allowed to inspect copies of all written agreements and rules before they pay any money to the landlord or make any rental agreement. When a tenant signs a lease, the landlord must give them a copy of the signed lease.

Before a rental agreement is made, the landlord must supply the tenant with important information including:

- Name of the person who collects and receives rent;
- Name of the person responsible for management and maintenance of the property;
- Name and address of owners or their agents;
- Party responsible for payment of utility bill, including heat, water, and electricity. If the tenant pays the utilities and they are not metered separately for different apartments and common areas, the landlord must disclose to the tenant how the charges will be assessed among the individual units.

Landlord shall disclose the following before entering into a rental agreement with or accepting any earnest money or security deposit from prospective tenant, any building code or housing code violation to which all of the following apply:

1. Any uncorrected building code violations that they have actual knowledge of and which present a significant threat to the prospective tenant’s health or safety. [Wis. Stat. 704.07]

Landlord must also notify the tenant of certain conditions if they exist in the apartment and if the landlord knows of them on the basis of a reasonable inspection. The conditions include:

1. Inadequate plumbing and sewage or a lack of hot or cold water.
2. Heating facilities that are unsafe or incapable of heating to at least 67 degrees F (19 degrees C) throughout the year;
3. No electricity or unsafe electrical system;
4. Structural conditions which could be hazardous to the health and safety of the tenant. [Wis. Admin. Code DATCP Ch. 134.04]

CITY OF PLATTEVILLE LEASE REQUIREMENTS REGARDING LEASES

Residential Rental Property

For purposes of the City Ordinance Chapter 33, this would include all dwellings, dwelling units, rooming houses and shared public areas of such residential premises which are non owner-occupied (and not occupied by relatives or spouses) but are used for residential purposes.

All leases for dwelling units subject to the City Ordinance Chapter 33 shall include in the lease or in a document attached to the lease the following language:

(1) City Ordinance Chapter 33 regarding rental licensing standards applies to this property.
(2) Maximum occupancy limits apply to this unit. Unless this unit is an approved rooming house, this unit may be occupied by no more than four (4) unrelated persons, or less depending on the size and number of bedrooms. Units located in a Limited Occupancy Overlay district may be limited to no more than two (2) unrelated persons as provided in Section 22.0514 of the Municipal Code. For more information, contact the City at 608-348-9741.