



## League of Wisconsin Municipalities Fact Sheet

Across the state of Wisconsin, approximately 25 municipalities employ landlord registration and/or rental inspection programs to enhance public health and safety and to improve property values. Registration of property owners and landlords and routine inspections of rental properties are essential tools to achieve these important goals.

### Enhancing Public Health and Safety

The goal of rental inspection programs is to ensure rental properties are safe and healthy and are regularly maintained.

Most property owners and landlords are responsible and maintain their rental properties. Unfortunately, there are some who fail to provide a safe and healthy living environment for their tenants.

For example, the rental inspection program in Beloit, established in 1994, has corrected significant housing violations and safety issues. Some photos of these violations are below. Since 2012, the Beloit program has corrected:

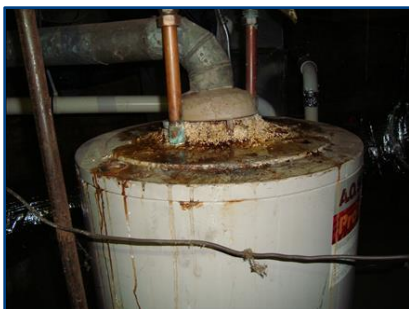
- 253 rental properties without fire detectors;
- 95 rental properties without carbon monoxide detectors;
- 61 rental properties with insufficient sanitation; and
- 56 rental properties with violations for insect, rodent, and vermin violations.



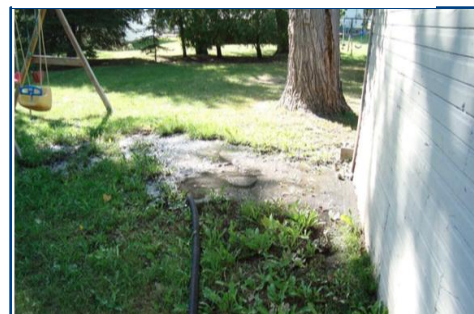
*Non-Functioning Smoke/Carbon  
Monoxide Detector*



*Unsupported Wiring*



*Water Heater Chimney Unable to Vent*



*Sewage Being Discharged into Backyard/Play  
Area*



### **Improving Property Values**

Responsible property owners and taxpayers have invested billions in their homes and neighborhoods, and dilapidated rental properties degrade a municipality's housing stock and can lead to declining property values.

### **Registration of Landlords**

Municipalities require the registration of property owners and landlords to ensure enforcement of building and zoning codes. Additionally, emergency responders and other city officials use the contact information gathered through registration to contact property owners or landlords when necessary.

### **Fees and Inspections**

Transparent and proactive inspection programs are critical to ensuring rental housing is safe for tenants and their children. The inspections are limited in scope, and property owners are provided with inspection checklists well in advance of the inspection.

Program fees are reasonable and do not generate revenue for municipalities. As required by state law, fees fund only the necessary expenses of carrying out the inspection.

The inspections are not invasive for the tenant. All inspections are focused on the safety of the home, and are only conducted with the tenant's prior notice or approval. If a tenant so desires, the inspection will only be conducted on the exterior of the property.