



State of Wisconsin  
2021 - 2022 LEGISLATURE

LRB-6561/P2  
MJW:amn

**PRELIMINARY DRAFT - NOT READY FOR INTRODUCTION**

- 1 **AN ACT to create** 301.069 and 895.493 of the statutes; **relating to:** a certification  
2 of rental readiness and granting rule-making authority.

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***Analysis by the Legislative Reference Bureau***

This bill is explained in the NOTES provided by the Joint Legislative Council in the bill.

For further information see the state fiscal estimate, which will be printed as an appendix to this bill.

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***The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:***

JOINT LEGISLATIVE COUNCIL PREFATORY NOTE: This bill was prepared for the Legislative Council Study Committee on Increasing Offender Employment Opportunities. The bill requires the Department of Corrections (DOC) to create a program whereby an individual who is sentenced to confinement in prison may be granted by the department a certification of rental readiness. Under the bill, DOC may consult with the Wisconsin Housing and Economic Development Authority (WHEDA), city or county landlord-tenant training agencies, or other interested organizations or agencies to develop, by rule, the criteria for obtaining the certification of rental readiness and may administer the program itself or provide for the program to be administered by a nonprofit organization with which DOC has an existing contract to provide rehabilitative or reentry services to individuals.

Under the bill, a landlord who leases a premises to an individual who has been issued a certification of rental readiness is immune from civil liability if the individual who holds the certification of rental readiness causes, by intentional acts or omissions, damages or a death or injury to another individual.

1           **SECTION 1.** 301.069 of the statutes is created to read:

2           **301.069 Certification of Rental Readiness.** (1) The department shall  
3 establish a program to grant a certification of rental readiness to individuals  
4 sentenced to confinement in prison who complete the program and meet the  
5 requirements established by rule under sub. (3).

6           (2) The department may administer the program under sub. (1) or may provide  
7 for the program to be administered by a nonprofit organization with which the  
8 department has existing contracts to provide rehabilitative or reentry assistance  
9 services.

10           (3) The department shall establish, by rule, criteria for obtaining the  
11 certification of rental readiness under sub. (1). The department may consult with the  
12 Wisconsin Housing and Economic Development Authority, city or county  
13 landlord-tenant training agencies, or other interested organizations or agencies to  
14 develop the criteria.

NOTE: This section requires DOC to establish a program to grant a certification of rental readiness and allows DOC to administer the program or to provide for an organization with which DOC has an existing contract for the provision of rehabilitative or reentry services to administer the program. This section also requires DOC to establish, by administrative rule, the criteria for obtaining a certification of rental readiness and allows DOC to consult with WHEDA, city or county landlord-tenant training agencies, or other interested organizations or agencies to develop the criteria.

15           **SECTION 2.** 895.493 of the statutes is created to read:

16           **895.493 Civil liability exemption; certificate of rental readiness.** (1) In  
17 this section, “tenant” means a residential tenant, regardless of the type of tenancy  
18 or rental period.

19           (2) A landlord who leases a premises to a tenant who has been issued a  
20 certificate of rental readiness under s. 301.069 is immune from civil liability for the

- 1 death of or injury to any individual or any damages caused by intentional actions or
- 2 omissions of the tenant who holds a certificate of rental readiness.

NOTE: This section provides that a landlord who leases a premises to an individual who has obtained a certification of rental readiness is immune from civil liability if the individual causes damages or a death or injury to another person by an intentional action or omission.

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**(END)**