



PRELIMINARY DRAFT - NOT READY FOR INTRODUCTION

1 **AN ACT** *to amend* 234.03 (2m), 234.40 (4), 234.50 (4), 234.60 (2), 234.61 (1) and
2 234.65 (1) (b); and *to create* 234.57, 301.069 and 895.493 of the statutes;
3 **relating to:** a certification of rental readiness and funding to cover damages
4 caused by certification of rental readiness holders.

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.

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 Joint Legislative Council Study Committee on Increasing Offender Employment Opportunities. The bill requires the Department of Corrections (DOC) to include training on rental readiness in its prerelease reentry programming and to issue a certification of rental readiness to individuals who successfully complete the training. 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 criteria for successful completion of the training on rental readiness. The bill additionally authorizes WHEDA to administer a bond program

to fund repairs for physical damage to rental property caused by an individual who has been issued a certification of rental readiness before he or she enters into a rental agreement for the damaged property. Under the bill, a bond may cover repairs for an individual's single lease period, not to exceed 12 months, and only within the first two years after the individual's release from confinement. Finally, the bill grants immunity from civil liability to a landlord who leases a premises to an individual who has been issued a certification of rental readiness for certain injuries caused by the certified individual's intentional acts or omissions.

1 **SECTION 1.** 234.03 (2m) of the statutes is amended to read:

2 234.03 **(2m)** To issue notes and bonds in accordance with ss. 234.08, 234.40,
3 234.50, 234.57, 234.60, 234.61, 234.626, and 234.65.

4 **SECTION 2.** 234.40 (4) of the statutes is amended to read:

5 234.40 **(4)** The limitations established in ss. 234.18, 234.50, 234.57, 234.60,
6 234.61, and 234.65 are not applicable to bonds issued under the authority of this
7 section. The authority may not have outstanding at any one time bonds for veterans
8 housing loans in an aggregate principal amount exceeding \$61,945,000, excluding
9 bonds being issued to refund outstanding bonds.

10 **SECTION 3.** 234.50 (4) of the statutes is amended to read:

11 234.50 **(4)** The limitations established in ss. 234.18, 234.40, 234.57, 234.60,
12 234.61, and 234.65 are not applicable to bonds issued under the authority of this
13 section. The authority may not have outstanding at any one time bonds for housing
14 rehabilitation loans in an aggregate principal amount exceeding \$100,000,000,
15 excluding bonds being issued to refund outstanding bonds. The authority shall
16 consult with and coordinate the issuance of bonds with the building commission prior
17 to the issuance of bonds.

18 **SECTION 4.** 234.57 of the statutes is created to read:

19 **234.57 Bonds for rental readiness certification holders.** (1) The
20 authority may issue its bonds or notes to fund repairs to physical damage done to a
21 property by an individual if the individual had received a certification of rental

1 readiness under s. 301.069 before entering into a housing lease or agreement for the
2 damaged property.

3 (2) Funding from an issuance of bonds or notes under sub. (1) shall cover
4 damage caused by a rental readiness certification holder during a single lease period,
5 not to exceed 12 months, within the holder's first 2 years after release from
6 confinement.

7 (3) The authority shall prioritize funding under this section for certification
8 holders who have the most difficulty securing housing because of their prior
9 convictions.

10 (4) The limitations established in ss. 234.18, 234.40, 234.50, 234.60, 234.61,
11 and 234.65 are not applicable to bonds issued under the authority of this section.

12 **SECTION 5.** 234.60 (2) of the statutes is amended to read:

13 234.60 (2) The limitations in ss. 234.18, 234.40, 234.50, 234.57, 234.61, and
14 234.65 do not apply to bonds or notes issued under this section.

15 **SECTION 6.** 234.61 (1) of the statutes is amended to read:

16 234.61 (1) Upon the authorization of the department of health services, the
17 authority may issue bonds or notes and make loans for the financing of housing
18 projects which are residential facilities as defined in s. 46.28 (1) (d) and the
19 development costs of those housing projects, if the department of health services has
20 approved the residential facilities for financing under s. 46.28 (2). The limitations
21 in ss. 234.18, 234.40, 234.50, 234.57, 234.60, and 234.65 do not apply to bonds or
22 notes issued under this section. The definition of "nonprofit corporation" in s. 234.01
23 (9) does not apply to this section.

24 **SECTION 7.** 234.65 (1) (b) of the statutes is amended to read:

1 234.65 **(1)** (b) The limits in ss. 234.18, 234.40, 234.50, 234.57, 234.60, and
2 234.61 do not apply to bonds or notes issued under this section.

3 **SECTION 8.** 301.069 of the statutes is created to read:

4 **301.069 Certification of Rental Readiness. (1)** The department shall
5 include training on rental readiness in its reentry programming and shall issue a
6 certification of rental readiness to an individual who successfully completes the
7 training before he or she is released from confinement.

8 **(2)** The department or the council on offender reentry may consult with the
9 Wisconsin Housing and Economic Development Authority, city or county landlord or
10 tenant training agencies, or other interested organizations or agencies to develop
11 criteria for successful completion of rental readiness training.

12 **SECTION 9.** 895.493 of the statutes is created to read:

13 **895.493 Civil liability exemption; certification of rental readiness. (1)**
14 In this section, "tenant" means a residential tenant, regardless of the type of tenancy
15 or rental period.

16 **(2)** A landlord who leases a premises to a tenant who has been issued a
17 certification of rental readiness under s. 301.069 is immune from civil liability for the
18 death of or injury to any individual or any damages caused by intentional acts or
19 omissions of the tenant who holds the certification of rental readiness.

20 (END)