AMY WEED
CODE ENFORCEMENT INSPECTOR
CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
16 years as a tenant,
5 years as a landlord

DEPARTMENT OF NEIGHBORHOOD SERVICES
• DNS PRIMARY FUNCTION IS TO SEE THAT MINIMAL STANDARDS ARE FOLLOWED IN NEW CONSTRUCTION AND IN THE MAINTENANCE OF ALL BUILDINGS IN THE CITY OF MILWAUKEE
• GUIDELINES THAT DNS FOLLOWS AND ENFORCES ARE DESCRIBED IN THE CITY OF MILWAUKEE ZONING CODE AND THE MILWAUKEE CODE OF ORDINANCES

HABITABILITY ISSUES AND THE CITY OF MILWAUKEE RENT WITHHOLDING PROGRAM

COMMON HABITABILITY ISSUES
• MAINTENANCE
• LIGHT AND VENTILATION
• SANITATION AND PEST CONTROL
• PLUMBING, HEATING, AND ELECTRICAL

MAINTENANCE
• EXTERIOR
• INTERIOR
• SUPPLIED EQUIPMENT

EXTERIOR MAINTENANCE
• Structural elements
• Safety features
• Visual impact on the community
**INTERIOR MAINTENANCE**
- Structural features
- Essential services
- Safety features
- Egress

**SUPPLIED EQUIPMENT**
- General premise is that if a facility, piece of equipment, or utility is required or agreed upon in the lease as supplied, it must be reasonably well maintained and functioning properly.

**LIGHT AND VENTILATION**
- LIGHT
- VENTILATION
- DWELLING UNIT LIMITATIONS

**SANITATION AND PEST CONTROL**
- SANITARY CONDITIONS
- EXTERMINATION

**PLUMBING**
- REQUIRED FACILITIES
- TOILET ROOMS
- PLUMBING FIXTURES
- WATER SYSTEM
- SEWAGE SYSTEM

**HEATING AND ELECTRICAL**
- HEATING FACILITIES
- ELECTRICAL FACILITIES
PLACARD POLICY

- The removal of all occupants due to threat to health, safety, or welfare
- Should only be used in the most serious circumstances
- Requires supervisory approval

AID FOR TENANTS IN A PLACARD SITUATION

- Occupants are first referred to Community Advocates
- Depending on circumstances, other agencies may be able to offer assistance

Other agencies

- American Red Cross (342-8680)
- Child Protective Services (289-6444)
- Department of Aging (289-6874 if >= 60, 289-6660 if <= 59)
- Emergency Housing Assistance (302-6633)
- 211 for additional resources, food and shelter

CITY OF MILWAUKEE RENT WITHHOLDING PROGRAM

- May be an option if the owner is non-compliant of an order AND
- The tenant has not received an eviction notice and is current on rent

How it works

- Complaint is made
- Inspector writes orders
- Orders come due, are re-inspected, and are not complied with
- Inspector informs complainant of the program and supplies forms
- (tenant is not required to participate)
How it works (cont.)

- DNS staff process paperwork

- Community Advocates contact owner and tenant by mail
  (Maudwell Kirkendoll 449-4767 X132)

How it works (cont.)

- Rent is paid to the City and placed in an escrow account

- Owner or approved agency may use escrowed funds for repairs

- Upon completion of all outstanding violations, monies may be released, minus administrative fees

How it works (cont.)

- Violations that become Placard situations

- Retaliation prohibited

QUESTIONS