

**INSTRUCTION SHEET
ADDITIONS TO
MILWAUKEE CODE OF ORDINANCES
VOLUME 2**

SUMMARY

This supplement incorporates changes to Volume 2 of the Milwaukee Code of Ordinances enacted by the following Common Council files:

260363 A substitute ordinance relating to the establishment of a rental property inspection program.

Remove old MEMO (Suppl. #359)

<u>Section Affected</u>	<u>Action</u>	<u>File Number</u>	<u>Effective Date</u>	<u>Remove Pages</u>	<u>Add Pages</u>
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Abbreviations:

am=amended
cr=created
corr=correction

ra=renumbered and amended
rc=recreated

rn=renumbered
rp=repealed

Revised 9/22/2026
Suppl. #360

MEMO

If all supplements have been properly inserted, this book contains all actions of the Common Council through September 22, 2026.

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CHAPTER 200
ADMINISTRATION AND ENFORCEMENT

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200-23.5. Rental Property Inspection Program.

1. PURPOSE. The rental property inspection program is created to allow increased inspection of rental property in certain districts to ensure the provision of habitable housing in those areas, as provided under s. 66.0104(2)(e)1m, Wis. Stats.

2. DESIGNATION. Upon finding evidence that an area of the city contains blight, high rates of building code complaints or violations, deteriorating property values, or increases in single-family home conversions to rental units, the common council may designate the area as a rental property inspection program district.

3. INSPECTIONS. a. The department shall conduct an initial inspection of a rental property within a rental property inspection program district.

b. If a habitability violation is discovered during a program inspection or an inspection initiated by a complaint at a rental property within a rental property inspection program district, the department shall issue an order to correct the condition under s. 200-12, including a specification of the violation and the exact location of the violation, and provide the owner no less than 30 days to remedy the violation, after which the department shall re-inspect the property.

b-1. If a habitability violation is discovered that exposes a tenant to imminent danger, the department may issue a remedy period shorter than 30 days.

b-2. The department shall provide an extension to the remedy period upon a showing of good cause.

b-3. If the habitability violation is not corrected within the remedy period, the city may re-inspect the property on an annual basis.

c. If no habitability violations are discovered during an initial inspection or all habitability violations are corrected within the remedy period of no less than 30 days provided by the department, a property shall not be inspected under this program within the following 5 year period.

d. If no habitability violations are discovered during two consecutive annual inspections, a rental property shall not be inspected under this program within the following 5 year period.

e. A rental property or unit that is less than 8 years of age shall be exempt from inspections under this program.

f. No inspection of a dwelling unit shall be conducted under this program without the permission of the occupant of the unit, unless under the authority of a special inspection warrant under s. 66.0119, Wis. Stats.

Note: Within 4 ½ years of the effective date of this ordinance [October 10, 2026] the commissioner of neighborhood services shall evaluate the results, effectiveness of the program, and potential improvements and report the findings to the common council. The authorization of this pilot program shall expire 5 years from the effective date of the ordinance [October 10, 2026] unless reauthorized by the common council. No additional inspection areas shall be added within the period of the pilot program.

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