tenant-landlord and fair housing laws

What issues are covered by tenant-landlord laws?
Tenant-landlord laws address a wide variety of topics, such as:
- applying for housing
- returning a security deposit
- breaking, ending or changing a lease
- landlord entry
- repairs
- eviction
- retaliation
- dealing with noisy neighbors

Where Can I Get Help?
The Tenant Resource Center, located in Madison and Milwaukee, offers the following services to tenants and landlords throughout Wisconsin:
- Information about your rights and obligations under state law and local ordinances
- Copies of leases, rental applications and other useful forms and sample letters
- Materials in Spanish
- Referrals to private attorneys, legal services and other agencies
- Assistance locating emergency rental assistance (Dane County only)
- Publications for tenants and landlords
- Presentations for tenants and organizations (fees if outside Dane County and Milwaukee area)
- Mediation for tenants and landlords in eviction court or in other rental disputes (Dane County and Milwaukee area only)
- Housing and resource lists (Dane County only)

What issues are covered by fair housing laws?
Fair housing laws address illegal discrimination in the housing market. In Dane County, it is illegal to deny housing or treat someone differently based on:
- race
- color
- sex
- national origin/ancestry
- religion
- family status
- disability
- age
- gender identity/expression (transgender)
- marital status
- sexual orientation
- lawful source of income
- arrest/conviction record
- physical appearance
- political beliefs
- military discharge status
- student status
- not providing your Social Security Number on your application (City of Madison)

Where Can I Get Help?
The Fair Housing Center of Greater Madison serves residents of Dane County. These services include:
- Intake of fair housing complaints, case management and counseling complainants on options for legal remedies.
- Investigation on behalf of people alleging housing discrimination
- Fair housing presentations to housing consumers, providers and the general public.
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NOTE: Bold and strikethrough indicate changes under 2011 Wis. Act 108, effective date: 12/21/11