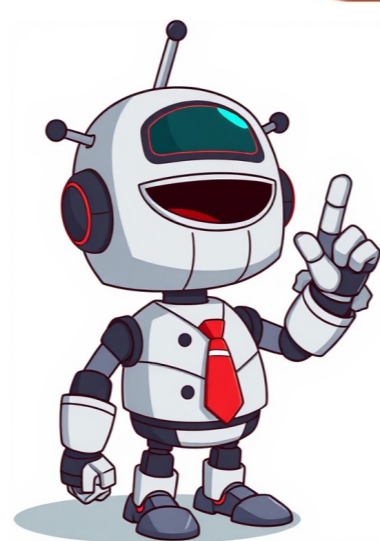


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Many Wisconsin residents live in rental housing. State law provides a legal framework for the relationship between landlords and tenants. Many disputes between landlords and tenants can be avoided if both parties understand their legal rights and responsibilities (Source: DATCP). The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) handles consumer complaints between landlords and tenants, and includes landlord-tenant guides on their website. The Tenant Resource Center, located in Dane County, has information on topics like security deposits, eviction, roommates, and more. Ask a Question Can I get rent help? Use 211 Wisconsin to find rent assistance programs near you. The US Consumer Financial Protection Bureau also has a guide on how to find help with rent and paying bills. How long does an eviction stay on WCCA (also known as CCAP)? An eviction stays on WCCA between two years (dismissed) and ten years (after evicted/written issued). Evictions due to foreclosure are not posted on WCCA. I need to find an eviction notice form because everyone's situation is different, the Library can't advise you on what form you need. You can learn about eviction notices on the Tenant Resource Center website, or see the eviction notice grid from the Milwaukee Justice Center. The library re-sells some landlord/tenant notice forms. The Tenant Resource Center provides sample notices for ending a tenancy on their website. Milwaukee County links to eviction notice forms on their small claims and eviction information page. Can my landlord increase the rent? According to a WI Consumer Protection Bureau brochure on Tenants Rights and Responsibilities, "There are no state laws limiting the amount of a rent increase." The Consumer Protection Bureau also has a discussion of rent and mobile home leases online. Notice requirements vary depending on the type of lease. The Tenant Resource Center writes about rent increases in a 2023 blog post. Ask us a Question Laws Additional statutes, regulations & opinions may apply to your specific situation. Search the Wisconsin statutes & administrative code online. Forms County resourcesRecommended links from our County Resources database:Writ of Restitution and Request for Writ (Manitowoc Clerk of Court) Research links Agencies & Organizations Tenant Resource Center Includes information on security deposits, repairs, ending a lease, eviction, roommates, pets, carpet cleaning, discrimination, etc. Includes blog examining various rental issues. WI Dept of Agriculture, Trade & Consumer Protection Legal Tune Up (Lift Dane) Helps remove eligible eviction records from WCCA. Accesses public data to assist users with resolving some legal issues and directs people to the legal and employment services they may need or want. Complaints Directories Bed Bugs Eviction Farm Rentals See Agriculture & Food Law (WI State Law Library) FAQs & Guides Foreclosure Hotels & Motels Landlord Tenant guide (DATCP) Discusses the applicability of residential rental practices rules to hotels and motels. Mobile Homes Service Animals Service Animals (WI State Law Library) Short Term Rentals Vacation rental laws in Wisconsin (WI State Law Library) Utility Bills Vehicles WI Communities County ResourcesRecommended links from our County Resources database:Legal AssistanceCommunity Advocates(414) 449-4777 Serving people in need of urgent help, victims of domestic violence, people living with mental illness, and people dealing with substance abuse. Services include assistance with housing, utilities, health care, SSI and disability, homelessness and mental illness, and family violence. Eviction Defense ProjectMeets in room 406 of the Milwaukee County Courthouse on Mondays and Wednesdays starting at 12:30PM. Limited Capacity (First Come - First Served)Eviction defense projectLegal Action of Wisconsin's Eviction Defense Project (EDP) is court-based, FREE legal aid for low-income tenants who are facing eviction. During the COVID-19 pandemic, the Dane County clinic is located at 744 Williamson St (same building as Ground Zero and El Dorado Grill). The office hours are Mondays, Tuesdays, and certain Fridays. Call the intake line to schedule an appointment: 855-947-2529.LIFT WisconsinProvides a legal tune up tool to search public data and help users resolve civil legal issues, fill out forms, and resolve issues with background check, criminal court records, and eviction court records.Rental Housing CenterRent and utilities help for tenants, landlord/tenant dispute resolution, relocation assistance.Tenant Resource Center (UW-Madison location)(608) 216-2321 For UW-Madison students. Provides student tenant education, problem resolution assistance, and no cost mediation services for housing issues.Guides Library books & articles Contents Can I be evicted during the winter months? While there are federal and state laws requiring a moratorium on the suspension of heat or other utilities during the winter, there is no law prohibiting the start of an eviction action or the removal of a tenant following a judgment of eviction at any time of the year. The state has prohibited local eviction moratoriums under Wisconsin Statute 66.1010. The landlord sold the home where I live, and even though we have a lease, the new owner wants to force us out and move a relative into our unit. Can they do this? The Wisconsin Department of Agriculture Trade and Consumer Protection (DATCP) Landlord Tenant Guide says, "When a rental unit changes owners in the middle of a lease, the new owner must observe all terms of the existing lease." (Wisconsin Statutes 704.09) Can my landlord evict me during my lease? Generally, the landlord must prove that the tenant is in violation of the terms of the lease. Wisconsin Statutes 704.05(2) Wisconsin Statutes gives the tenant exclusive possession of the premises "so long as the tenant is not in default." The DATCP's Landlord Tenant Guide summarizes reasons for starting an eviction proceeding. I own an apartment block, and one of my newer tenants is apparently engaged in illegal activities. What can I do? The tenant has eight months left on the lease. Wisconsin Statute 704.17(m) allows for the commencement of eviction with notice, in the event of criminal activity that "threatens the health and safety of, or right to peaceful enjoyment of the premises by, other tenants" or for "drug-related criminal activity on or near the premises." Wisconsin Statute 704.16 permits a landlord to terminate tenancy if another tenant has taken out a restraining order against the tenant, or the tenant has engaged in threatening behavior or made threats against another tenant, or been charged with certain criminal activity. Learn more about these two statutes in the DATCP's Landlord Tenant Guide. What notice must precede the commencement of an eviction? An eviction must be preceded by notice of termination of tenancy. A table produced by the Milwaukee Justice Center summarizes notice requirements for different types of tenancies. Photo credit: nd700 - stock.adobe.com. Up to Top It's time to renew your After Hours Service for 2024! The Wisconsin State Law Library offers After Hours access to the David T. Prosser Jr. State Law Library to any attorney licensed to practice in this state. After Hours Service includes the hours of 7:00 to 8:30 a.m. and 4:30 to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. Saturday and Sunday, including holidays. Subscribers have access to the library's print and microform materials, public access computer stations and Wi-Fi. Subscribers may make photocopies, use the public scanner to email documents, and check out library materials after hours. After Hours Service is offered on a calendar year subscription basis. Each attorney must maintain their own individual subscription. Current subscribers may renew (with an existing key fob) for \$100 or sign up for new access for \$108. Renew or subscribe online, or complete an After Hours Service first-time subscription or renewal application form and mail it with a check or money order payable to Wisconsin State Law Library, to: After Hours Service Wisconsin State Law Library P.O. Box 7881 Madison, WI 53707-7881 For more information, contact Jaden Henneman at 608-261-7553 or at Jaden.Henneman@wiscourts.gov. Up to Top New Edition! Wisconsin Landlord & Tenant Manual, 2nd edition, 2023 Call Number: KFW 2517 .W57 2023 Landlords, tenants, and attorneys can benefit from the updated edition of Wisconsin Landlord & Tenant Manual. The book begins with screening tenants and walks readers all the way through the eviction process and how to collect damages. There are many sample forms, court forms, and guides available in the appendix. If you have questions about roommate agreements, bedbugs, repairs, property left behind, security deposits, non-payment of rent, or an array of other topics, check out this book today! Chapters include: Screening and qualifying prospective tenants Rental documents Earnest money and security deposits Repairs and maintenance of rental premises Eviction Collections Manufactured home community rentals New Edition! Consultant & Independent Contractor Agreements, 11th edition, by Stephen Fishman, 2023 Call Number: KF 898 .F567 2023 If you are an independent contractor, hiring one, or representing one, the 11th edition of Consultant & Independent Contractor Agreements provides a wide variety of sample agreements that you may find useful. They range from agreements for household services, salespeople, accountants and bookkeepers, software consultants, construction contractors, social media consultants, and gig workers - to name a few. Each chapter takes into consideration IRS requirements, intellectual property rights, and protecting your confidential business information. Chapters include: Hiring consultants and independent contractors Working as a consultant or independent contractors Enforcing consultant and independent contractor agreements General independent contractor agreements Consultant agreements New books See our latest New Titles list for a list of new books and other resources. For assistance in accessing these or other resources, please contact our Reference Desk. Up to Top If you do a lot of research on the Internet, you may have an unruly collection of bookmarks in your web browser. Here are a few ways to tame the problem. Search bookmarks In Firefox, users can easily search bookmarks from the browser address bar with a quick command. Type an asterisk and then a keyword to search bookmarks, such as \*legis The search will find legis in the URL or title of the page/bookmark. Alternatively, access the "hamburger menu" in the upper right, choose Bookmarks and then Search Bookmarks. In Chrome, access Bookmarks by clicking on the menu in the upper right of the browser (three vertical dots, a.k.a. vertical ellipsis) and then choose Bookmark Manager. All your bookmarks will be listed and a search box will appear at the top of the page allowing you to search your bookmarks. Organize bookmarks In Chrome, open Bookmark Manager (the shortcut is Ctrl+Shift+O) You should see a folder menu on the left and bookmarks in the center. Drag and drop bookmarks into folders on the left. Or, create new folders using the vertical ellipses menu to the right of the Bookmark Search box. In Firefox, open the Bookmarks using the hamburger menu and then choose Manage Bookmarks (or use Ctrl+Shift+O). Drag and drop bookmarks to folders. Use "organize" from the menu to add new folders to further organize your list of bookmarks. Up to Top Plan a breather in your busy schedule and head to our open house on Wednesday, December 13! Enjoy savory and sweet refreshments in our beautiful reading room. Back by popular demand, we will have card and party games, like Jenga and Bags, on hand to pass the time and break the ice. Wednesday December 13 3:00 - 4:30 PM Reading Room David T. Prosser Jr. State Law Library 120 Martin Luther King Jr. Blvd December/January state holidays All three libraries will be closed on Monday, December 25, 2023 and Monday, January 1, 2024 for designated state holidays. While we are closed, please send questions to wsl.ref@wicourts.gov or leave a voicemail at 608-267-9696. We will get back to you when we reopen. New Library Associate Milwaukee County Law Library welcomed a new library associate, Holly Muskat, in November. Holly is a recent graduate of UWM and will begin her MLIS in the spring. Holly has experience as a library research intern at the Emile H. Mathis Art Gallery, a library technician at Raynor Memorial, and a law library assistant at Marquette University. Holly has exceptional customer service skills gained as a server in fine dining. We are very pleased that Holly will bring these valuable skills to MCLL. Photo credit: your123 - stock.adobe.com. Up to Top Waupun recently celebrated a 100 year re-dedication of Recording Angel, the oldest of many outdoor works in the "City of Sculpture." Installed in 1923, the bronze Recording Angel sits in Forest Mount Cemetery. The piece was commissioned by inventor and businessman Clarence Shaler as a memorial to his wife who died in 1921. The artist, Lorenzo Taft, a friend of Shaler's, created more than 30 sculptures nationwide. In retirement, Shaler himself became a professional sculptor, donating works throughout Wisconsin. We are accepting snapshots! Do you have a photo highlighting libraries, attractions or points of historical interest? Send your photo the editor at carol.hassler@wicourts.gov to be included in a future issue. Up to Top A variety of legal forms and packets are available from our three libraries. To request a form, follow the purchase instructions for each library. Pick up forms at one of our libraries, or order forms through the mail. Browse forms for: These fill-in-the-blank forms may be purchased from the Wisconsin State Law Library. In addition, librarians can help you locate sample forms contained in various legal practice manuals. Library staff do not provide help with filling out forms. Contact a librarian with questions or for help with a custom order. A non-refundable payment processing fee is charged for each online payment. A \$3.00 shipping fee is charged for mailed orders, plus the cost of the forms. These forms cannot be emailed or faxed. Estate Planning & Probate Wisconsin Basic Will (WI Statute 853.55) \$15.00 \$15.83 Order online Landlord-Tenant Residential Lease (Form 19) \$4.00 \$4.22 Order online Tenant Inspection/Acceptance (Form 997) \$3.00 \$3.17 Order online 28-day Notice Terminating Tenancy (Form 327) \$3.00 \$3.17 Order online 14-day Notice Terminating Tenancy for Breach of Rental Agreement (Form 767) \$3.00 \$3.17 Order online 14-day Notice Terminating Tenancy for Failure to Pay Rent (Form 768) \$3.00 \$3.17 Order online 5-day Notice to Correct Breach or Vacate (Form 330) \$3.00 \$3.17 Order online 5-day Notice to Pay Rent or Vacate (Form 328) \$3.00 \$3.17 Order online 5-day Notice to Vacate for Criminal activity or drug related criminal activity (Form 334) \$3.00 \$3.17 Order online 5-day Notice to Vacate for Imminent threat of serious physical harm (Form 333) \$3.00 \$3.17 Order online 5-day Notice to Vacate - Nuisance (Form 329) \$3.00 \$3.17 Order online Prepayment is required for forms and custom orders. There are several ways to pay. A 5.5% sales tax is added when applicable. Tax exempt and out-of-state customers do not pay sales tax. For custom orders and payments, first contact a law librarian with your request to verify the amount due. Credit Card Visa or MasterCard credit card payments are accepted online, by phone (800-322-9755), or in person. A non-refundable payment processing fee is charged for each online payment. Buy forms online Check, Cash or Money Order Do not send cash in the mail. Be sure to include a \$3 shipping fee with your payment. Mail your payment, a note stating what you've requested, and your mailing address to: Wisconsin State Law Library Attn: Document Delivery Service P.O. Box 7881 Madison, WI 53707-7881 Check or money orders are payable to Wisconsin State Law Library Milwaukee County Law Library The following forms are available at the Milwaukee County Law Library (MCLL). Most of these forms are also available on the Milwaukee Justice Center's website and/or the Milwaukee County Clerk of Court's website. Prices listed below include sales tax. Appeal Judicial Appeal of Administrative Agencies \$1.00 Judicial Appeal of LIRC Decisions \$1.00 Chapter 128 Amortization ("Bankruptcy") Chapter 128 Amortization \$1.00 Family Confidential Petition Addendum \$0.25 Contempt Motion \$1.00 De Novo (Injunction or Family) \$1.00 Divorce - With Minor Children - Filing Separately \$17.00 Divorce - With Minor Children - Filing Jointly \$17.00 Divorce - No Minor Children - Filing Separately \$12.00 Divorce - No Minor Children - Filing Jointly \$12.00 Enlarging Time for Service \$1.00 Modification Motion \$1.00 Stipulation \$1.00 Landlord / Tenant Eviction \$1.00 28-day Notice Terminating Tenancy (Form 327) \$3.00 14-day Notice Terminating Tenancy for Breach of Rental Agreement (Form 767) \$3.00 14-day Notice Terminating Tenancy for Failure to Pay Rent (Form 768) \$3.00 5-day Notice to Correct Breach or Vacate (Form 330) \$3.00 5-day Notice to Pay Rent or Vacate (Form 328) \$3.00 5-day Notice to Vacate for Criminal activity or drug related criminal activity (Form 334) \$3.00 5-day Notice to Vacate for Imminent threat of serious physical harm (Form 333) \$3.00 Small Claims Affidavit of Non-Military Service \$0.50 Summons & Complaint \$0.50 There are legal aid offices throughout the United States. These organizations provide free or low-cost legal help to people who cannot afford to hire a lawyer. While many legal aid offices only help people with very low incomes, some offices have more flexible income rules or may not have any restrictions at all. Some legal aid organizations focus on one area of law, while others may assist in many types of legal issues. In this page, find lists of organizations or clinics available in your county, along with statewide and nationwide sources for further help. Get help in your county Statewide legal help The following organizations provide legal representation, mediation, or arbitration services for Wisconsin residents. Some services are restricted to low-income individuals. Free Legal Answers - Wisconsin (American Bar Association) Free to Wisconsin residents. Ask your legal question online and volunteer attorneys may answer your question through the website. Lawyers for Learners Lawyers for Learners partners with colleges across Wisconsin to connect students and prospective students with free legal help. Virtual or in-person help may include criminal background and arrest records from civil and municipal court proceedings, such as retail theft citations, driver's license recovery, expungement, pardons, gender marker change and name change, and referrals for other legal issues (example: immigration, family law, housing). Fill out the form on their website to request an appointment. LIFT Wisconsin Legal Tune-up Helps remove eligible eviction or criminal records from WCCA. Accesses public data to assist users with resolving some legal issues and directs people to the legal and employment services they may need or want. Modest Means Program (State Bar of Wisconsin) Part of the State Bar's Lawyer Referral and Information Service. Assists people whose income is too high to qualify for free legal services, but too low to pay a lawyer's standard rate. State Bar of Wisconsin Lawyer Referral and Information Service Request a referral to a Wisconsin attorney by calling (800) 362-9082 or filling out the online request form. Wisconsin Law Help A statewide directory of legal assistance organizations, law-related services, and clinic. The following organizations may offer help in specific areas of the state. Check your county listing at the top of the page for more information. Community Justice Incorporated A law firm that represents low-income individuals and families involved in landlord/tenant, disability and mental health, employment, family, child welfare, education, discrimination, consumer/credit, land use, environmental issues. Economic Justice Institute (UW Law School) Home to the law school's legal assistance programs: Legal Action of Wisconsin Provides civil legal services for WI low-income persons. Assists people with legal issues involving divorce, child custody/support, domestic violence, elder abuse, health care, Medicare, Social Security, public benefits, employment, guardianship, migrant workers, landlord/tenant, and more. Offices in Green Bay, La Crosse, Madison, Milwaukee, Oshkosh, and Racine. Wisconsin Judicare Serves low-income people in 33 northern counties of WI. Handles cases involving bankruptcy, social security and SSI, family law, health, housing, income maintenance, wills, and Indian law. Directories Help by area of law We list some nationwide, statewide, or local resources on this page. For more organizations focused on a specific topic, be sure to check the research topic page from our legal topic index. Request for Appointment of Counsel Request an attorney in your civil case (Legal Action of Wisconsin) Forms and general information about civil gideon. "If you are involved in a civil court case, are low-income, and you do not have an attorney because you can't afford one, you have a right to ask the judge to appoint an attorney for you. It is up to the judge whether they appoint an attorney for you." Business Civil Rights American Civil Liberties Union of Wisconsin Selects cases which are believed to have the greatest impact on protecting civil liberties in Wisconsin. Lambda Legal information and assistance with discrimination related to sexual orientation, gender identity and expression, and HIV status. Elder Law Federal Courts Bankruptcy Pro Se Help Desk, Eastern District of WI Health & Disabilities ABC for Health, Inc Legal staff may help you "challenge health insurance claim denials, negotiate with creditors, and represent you in appeals before government agencies." Aging and Disability Resource Center Disability Benefit Specialists assist individuals between the ages of 18 and 59 who have physical disabilities, developmental disabilities, mental health issues and/or substance abuse issues Disability Benefit Specialist Program (WI Dept. of Health Services) Disability Rights Wisconsin Offers individual advocacy for people with developmental disabilities identified prior to age 22, mental illness who live in institutions or the community, or people with mental, physical, sensory or neurological disabilities who face discrimination, face barriers to independence, or lack need services due to their disability. Vivent Health Legal Services Attorneys who specialize in the complex legal issues associated with HIV/AIDS including confidentiality, disability benefits, power of attorney for health care, bankruptcy, wills and guardianships. Represents and counsels people regardless of their ability to pay. Military & Armed Forces See listings on our Military Law page. Wisconsin Communities Wisconsin Legal Aid Initiatives County ResourcesRecommended links from our County Resources database:Community Immigration Law Center(608) 640-4444 Offers brief consultations on basic legal immigration issues on a first come, first serve basis. Case assessment and legal advice provided by our volunteer immigration lawyers. Assistance with immigration forms and filings.Lawyer Referral and Information Service - Milwaukee Bar Association (414) 274-6768 Provides referrals to attorneys and community resources including government or nonprofit agencies when possible. Attorneys are available for a wide variety of legal issues. Attorneys will charge standard fees for services. The first half hour consultation with an attorney will cost \$20 or less.Restorative Justice Project(608) 262-2240 Provides mediation services between victims/survivors of crime and criminal offenders throughout the State of Wisconsin.Wisconsin Legal Assistance For Military PersonnelLegal help for service members, veterans, and their families.Low-Cost Legal Assistance in Dane Co (Dane Law Library (DCLL)) Last Updated: June 4, 2025 Skip to top Ask a reference librarian for help. wsl.ref@wicourts.gov (800) 322-9755 Read Library news, event updates & more! Last Updated: September 9, 2021 Skip to top Ask a reference librarian for help. wsl.ref@wicourts.gov (800) 322-9755 Read Library news, event updates & more!

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