

Types of retaliation that are against State law include:

- ◇ Terminating a tenancy or filing an eviction lawsuit
- ◇ Increasing the rent
- ◇ Decreasing services such as locking the laundry room

The entire ordinance can be viewed at: [www.ci.oshkosh.wi.us](http://www.ci.oshkosh.wi.us). Under the Government tab click on Municipal Codes, Chapter 16 (Housing) Section 16-49

**RENTAL HOUSING  
INSPECTION PROGRAM  
CONTACT INFORMATION**

Casey Koelbl  
Housing Inspector  
[ckoelbl@ci.oshkosh.wi.us](mailto:ckoelbl@ci.oshkosh.wi.us)  
920-236-5137  
or  
Kathy Fredrick  
Code Enforcement Clerk  
[kfredrick@ci.oshkosh.wi.us](mailto:kfredrick@ci.oshkosh.wi.us)  
920-236-5054

**FOR TENANT (RENTER) RESOURCE  
INFORMATION, PLEASE SEE THE  
BACK PAGE**

**RENTER RESOURCES**

**Landlord/Tenant Guide**

[https://datcp.wi.gov/Pages/  
Publications/  
LandlordTenantGuide.aspx](https://datcp.wi.gov/Pages/Publications/LandlordTenantGuide.aspx)

**Wisconsin Way – Tenant/Landlord  
Responsibilities**

[https://www.thelpa.com/free/  
wisconsinbooklet.pdf](https://www.thelpa.com/free/wisconsinbooklet.pdf)

**UW Extension Rent Smart Class**

<http://fyi.uwex.edu/rentsmart/>

**Landlord Information**

[http://www.nolo.com/legal-  
encyclopedia/landlords](http://www.nolo.com/legal-encyclopedia/landlords)

**Tenant Resource Center**

[www.tenantresourcecenter.org](http://www.tenantresourcecenter.org)

**Consumer Protection Agency**

(800) 422-7128

**Housing Discrimination**

[www.fairhousingwisconsin.com](http://www.fairhousingwisconsin.com)

**LEGAL REFERENCES**

**Legal Action of Wisconsin  
920-233-6521**

**Lawyer Referral  
800-362-9082**

**UWO Student Legal Services  
Erik Forsgren 920-424-3202**

[osa@uwosh.edu](mailto:osa@uwosh.edu)



**RENTAL HOUSING  
INSPECTION  
PROGRAM—WHAT ALL  
RENTERS NEED TO KNOW**



Inspection Services Division  
215 Church Ave, Room 205  
920-236-5054

The City of Oshkosh established a program of regularly scheduled inspections of all residential rental dwelling units located within the neighborhood stabilization and enhancement districts in the City of Oshkosh. The purpose of this program is to ensure rental properties are safe and healthy for renters, children, and guests; and that the dwellings are regularly maintained. Most property owners and landlords are responsible and maintain their rental properties. However, not all rental units provide a safe and healthy living environment for their renters. Under the rental registry and inspection program, landlords must register all rental properties and each rental unit is due for a voluntary inspection to check for health- and safety-related concerns. **The inspections are limited in scope and are intended only to identify and correct safety and health code violations such as:**

- ◇ Non-functioning smoke and carbon monoxide detectors
- ◇ Gas leaks in appliances
- ◇ Exposed electrical wiring and switches
- ◇ Water damage or leaks
- ◇ Furnace and water heater are not operating or properly vented
- ◇ Plumbing is leaking or not fully functional
- ◇ Visible roof damage
- ◇ Property is not structurally sound
- ◇ Broken windows or exterior doors

## HOW DOES IT WORK?

Neighborhood stabilization and enhancement districts are determined by analyzing mapping data from code violation history and police and fire calls. The City will focus on one neighborhood stabilization and enhancement district at a time and each residential rental dwelling unit within a district will be inspected (interior and exterior). If no safety and health violations are found during the inspection, the rental dwelling unit will be out of the program inspection cycle for 5 years.

Renters in each district will receive a letter from the City of Oshkosh asking them to schedule a voluntary inspection of the interior and exterior of the unit at the renter's convenience. Inspections typically take up to 30 minutes depending on the size and condition of the rental unit. The inspector will only inspect common areas and will only enter a bedroom of a multiple renter dwelling if the renter of the bedroom is present for the inspection.

## WILL CITY OFFICIALS BE SEARCHING MY APARTMENT?

**NO**, City officials will **NOT** search the renter's personal property. Inspectors will **ONLY** be inspecting the physical condition of the rental unit for compliance with the health and safety items listed on the checklist. Inspectors are **NOT** looking for illegal bars, drug paraphernalia, undocumented pets, cleanliness, etc.

## CAN RENTERS REFUSE ENTRY?

**YES**, the renter can refuse entry.

## IF I HAVE AN ISSUE WITH MY RENTAL UNIT, DO I HAVE TO WAIT FOR MY BUILDING'S INSPECTION DISTRICT CYCLE?

**NO**, if you have a problem with your rental unit, the City housing inspector will respond to any rental housing issue at any time.

## IS THERE A FEE FOR THE VOLUNTARY INSPECTION?

If code violations are found during the voluntary inspection, the landlord is given 30 days to correct any violations. If after 30 days the inspector finds violations that have not been corrected, the landlord is charged an inspection fee which is to be paid by the landlord.

## CAN THE LANDLORD RETALIATE AGAINST ME FOR SCHEDULING A VOLUNTARY INSPECTION?

**NO!** It is illegal for a landlord to retaliate against a renter in Wisconsin who has exercised a legal right including:

- ◇ Reporting to the landlord about unsafe or illegal living conditions
- ◇ Reporting to a government agency, such as a building or health inspector, about unsafe or illegal living conditions

**CONTINUED ON NEXT PAGE...**