

# WISCONSIN HOUSING LAW

## PROTECTIONS FOR DOMESTIC AND SEXUAL ABUSE SURVIVORS

This document, created by the End Domestic Abuse Wisconsin — Wisconsin Coalition Against Domestic Violence — Legal Department, does not constitute legal advice.

	Wisconsin Safe Housing Act	Victim Fair Housing Act	Lock Out Abusers Act
Wisconsin Statute	Wis. Stat. § <a href="#">704.16</a>	Wis. Stat. § <a href="#">106.50</a>	Wis. Stat. § <a href="#">704.16(4)</a>
What does it do?	Allows victims of domestic abuse, sexual assault or stalking who face an imminent threat of serious physical harm to vacate rental units to seek protection	Prohibits discrimination on the basis of one's status as a victim of domestic abuse, sexual assault and stalking, including an eviction defense in certain situations.	Requires that a landlord change the locks or allow a tenant to do so within 48 hours of a request with the appropriate documentation (see below)
When does it apply?	When a tenant or child of a tenant faces an imminent threat of serious physical harm from another person if the tenant remains on the premises	When a member of a household who is seeking to rent or purchase housing has been, or is believed by the lessor or seller to be, a victim of domestic abuse, sexual assault or stalking. See § <a href="#">106.50(1m)(u)</a>	When a tenant or child of a tenant faces an imminent threat of serious physical harm from another person if the locks are unchanged
How does a survivor utilize the law?	By providing a <b>certified</b> copy of any of the following to the landlord: -Domestic abuse, child abuse or harassment restraining order -A “no contact” bail condition -A criminal complaint for sexual harassment, stalking or domestic abuse The survivor must comply with notice requirements under § <a href="#">704.21</a>	By filing a complaint <b>within 1 year</b> of the discriminatory action per § <a href="#">106.50(6)(a)</a>  The complaint form for a fair housing violation is available in Spanish and English on the Wisconsin Department of Workforce Development's <a href="#">website</a> .	By providing a <b>certified</b> copy of any of the following to the landlord:  -Domestic abuse, child abuse or harassment restraining order -A “no contact” bail condition -A criminal complaint for sexual harassment, stalking or domestic abuse
What properties are affected?	All residential rental properties	All residential rental properties and owner-occupied single family homes for rent or sale	All residential rental properties