



## **THE FOLLOWING DISCLOSURES ARE REQUIRED WITHIN THE CITY OF MADISON:**

### **SMOKE DETECTOR / FIRE PROTECTION SYSTEMS REQUIREMENTS**

#### **34.26 REMOVAL OR TAMPERING WITH FIRE PROTECTION SYSTEMS.**

- (1) No person shall modify, remove, tamper with or in any manner interfere with or make any connection to any sprinkler system, standpipe system, private fire service main or fire hydrant, fire alarm system or appliance, fire extinguisher, or smoke detector, including the removal from power sources necessary to make the said devices functional, without the written permission of the Chief. This section shall not apply to lawful and necessary maintenance work performed by qualified and, when necessary, licensed personnel.
- (2) Any person violating this section shall be subject to a forfeiture of up to five hundred dollars(\$500) for the first violation, and not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) for the second or subsequent violation within a three (3) year period.

#### Wisconsin Statute 101.645(3): Requirement

The owner of a dwelling shall install a functional smoke detector in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. The occupant of such a dwelling unit shall maintain any smoke detector in that unit, except that if any occupant who is not the owner, or any state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that the smoke detector is not functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.

If you fail to comply with Wisconsin Statute 101.645(3), or if you remove a smoke detector battery or otherwise tamper with a fire protection system, and your residence and other areas of the building are damaged by a fire that started in your residence, you may be held liable for such damage.

### **FAMILY DEFINITION**

Madison General Ordinance 28.211 states as follows: A family is an individual or two (2) or more persons related by blood, marriage, domestic partnership, or legal adoption living together as a single housekeeping unit in a dwelling unit, including foster children, and up to four (4) roomers, with the following exceptions:

1. Within the SR-C1, SR-C2, SR-C3, TR-C1, TR-C2, TR-C3, TR-C4, TR-R, and TR-P residential districts, dwellings that are not owner-occupied are limited to one (1) roomer.
2. In any residence district, a family may consist of two (2) unrelated adults and the minor children of each. Such a family may not include any roomers except when the dwelling unit is owner occupied. For purposes of this section, "children" means natural children, grandchildren, legally adopted children, stepchildren, foster children, or a ward as determined in a legal guardianship proceeding.
3. In any district, a family also may consist of up to four (4) unrelated persons who have disabilities/are disabled or handicapped under the Fair Housing Amendment Act (FHAA) or the Americans with Disabilities Act (ADA), are living as a single household because of their disability and require assistance from a caregiver.
4. In any district, up to two (2) personal attendants who provide services for family members or roomers who are disabled or handicapped under the FHAA or ADA and need assistance with the activities of daily living shall be considered part of a family. Such services may include personal care, housekeeping, meal preparation, laundry or companionship.

### **OFF-STREET PARKING REQUIREMENTS**

Madison General Ordinance 28.11(3)(a) states: (1) In the residence district, accessory off-street parking facilities provided for uses listed herein shall be solely for the parking of passenger automobiles (including passenger trucks) and bicycles of patrons, occupants or employees. Such vehicles are limited in size to less than one (1) ton capacity. (2) All vehicles parked on a residential lot shall be in condition for safe and effective performance of the function for which they are designed. (3) All motor vehicles parked on a residential lot shall display current license plates.

Tenant acknowledges receipt of a copy of the Tenant & Landlord Rights and Responsibilities Pamphlet and the Tenant Fire Safety Flyer.

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Tenant Initials