

Landlord's Responsibilities

- Register the property;
- Notify tenants of scheduled inspections;
- Attend scheduled inspections;
- Pay applicable fees;
- Comply with the Minimum Housing Standards;
- Post 2 emergency telephone numbers in each unit and in all common areas;
- Provide smoke/carbon monoxide detectors for each unit and each floor of building;
- Label each unit with address numbers;
- Keep yards and sidewalks in good condition;
- Provide an exterior location for garbage collection and supervise that yards are kept free from the accumulation of unsightly debris;
- Pay utility bills that are in the landlord's name;
- Do not allow overcrowding of units.

Tenant's Responsibilities

- Tenants should keep the unit and common area in a clean, proper, and sanitary condition;
- Tenants shall also keep plumbing, electrical and other fixtures in working conditions and shall be responsible for reasonable care in the proper use and operation;
- Tenants shall **keep batteries** in smoke and CO detectors or request a new device if broken or missing;
- Tenants shall keep light bulbs in each interior or exterior light where illumination is required and provided;
- Tenants shall pay all rents due to landlord regardless of inspection reports - the report does not reduce your financial liability as a tenant;
- Tenants need to pay applicable utility bills to maintain their heat, light, and water.

This booklet provides just a few examples. For a complete guide, please refer to Chapter 15 of the Municipal Code pertaining to property maintenance.

Housing and Property Guide-Landlord Licensing



Village of Darien

24 N. Wisconsin St.

P.O. Box 97

Darien, WI 53114

(262) 882-5055

Shannon Markley, Code Enforcement Officer
codeenforcement@darienvillagewi.gov

Rev. 9/2024

Do you want to be a Landlord in The Village of Darien?

All Residential Rental Units are required to be registered with the Village of Darien under the Landlord Licensing program. Registration forms are available at our office or on our website. All rental units will be systematically inspected. Property owners are given at least 30 days after inspection to correct violation. Inspection fees will be only charged if the landlord fails to comply with repairing all habitability violations by the deadline. A certificate of inspection will be issued after compliance.

Housing Exterior

- All exterior property areas shall be properly maintained in a clean and sanitary condition, free from debris, rubbish, or garbage, physical hazards, rodent harborage and infestation, and animal feces.
- All exterior property areas shall be kept free from noxious weeds and tall grass over 12”.
- The owner of every residential building shall be responsible for supplying such building with garbage and refuse storage facilities and proper parking areas.
- Exterior surfaces of buildings should provide adequate resistance to weathering and maintain an attractive appearance.
- Roofs shall be watertight.
- Paint or stain shall be applied at regular intervals so that the walls should have no more than 30% deterioration.
- Chimneys, foundations, stairways, and porches shall be in good working order, safe, and maintained.

Housing Interior

- All plumbing fixtures should be in good working condition and properly connected to hot and cold water lines.
- Water heaters must be able to maintain a water temp. of 130 degrees Fahrenheit.
- The occupant of a leased or rented dwelling unit shall be able to control the heat of that dwelling unit.
- Heat source must be able to bring room temperature to at least 68 degrees Fahrenheit.
- Illumination shall be provided at all intersections of passageways, at all exits, and at the head and foot of landings of every stairway in all buildings.
- Every dwelling unit must have operable smoke and carbon monoxide detectors.
- Every interior floor, wall, and ceiling (including doors and windows) shall be kept clean and in good repair as well as free from serious cracking, sagging, bulging, irregularities, or peeling paint and must be impervious to water.
- The landlord must provide insect screens on windows from June 1-September 15 every year.
- All electrical outlets and light fixtures must have covers.
- No basement space shall be used for a sleeping room unless proper means of egress are installed.
- The building must be structurally sound, free from dampness, and free from infestation.
- Every living unit should have the required space of 150 sq. ft. for the first occupant and 100 sq. ft. for each additional occupant.
- Every habitable room should have a window with and opening equal or greater than 10% of the floor area of such room.
- All stairways, risers, and handrails must be safe.