

..Number
252240
..Version
PROPOSED SUBSTITUTE A
..Reference

..Sponsor
ALD. BAUMAN

..Title
An ordinance relating to penalties for code violations on multi-unit residential nuisance properties.

..Section
200-08-58.5 cr
200-19-1 rc
200-19-2 rn
200-19-2 cr
200-19-3 rn
200-19-4 rn
200-19-5 rn

..Analysis
This substitute higher penalties for code violations committed on multi-unit residential properties with a significant number of prior code violations.

..Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 200-08-58.5 of the code is created to read.

200-08. Definitions.

58.5 a. MULTI-UNIT RESIDENTIAL NUISANCE means any premise with 3 or more dwelling units for which the number of orders to correct code violations issued within the preceding 36 months is at least:

- a-1. 5 for premises with 3 to 10 dwelling units.
- a-2. 6 for premises with 11 to 15 dwelling units.
- a-3. 7 for premises with 16 to 20 dwelling units.
- a-4. 8 for premises with 21 to 25 dwelling units.
- a-5. 9 for premises with 26 to 30 dwelling units.
- a-6. 10 for premises with 31 or more dwelling units.

b. EXEMPTION. Exterior painting orders issued under ch. 275 shall not constitute an order to correct a violation under this section.

Part 2. Section 200-19-1 of the code is repealed and recreated to read:

200-19-1. Penalties.

1. APPLICABILITY. This section shall apply to any person who does any of the following:

- a. Is the owner, operator, or occupant of any premise where there exists anything in violation of this code.
- b. Shall build contrary to the plans and specifications approved by the commissioner.
- c. Shall omit, neglect, or refuse to do any act required in this code.

Part 3. Section 200-19-2 to 5 of the code is renumbered 200-19-3 to 6.

Part 4. Section 200-19-2 of the code is created to read:

2. PENALTIES. a. Except where special penalty is provided, each person subject to s. 200-19-1 shall, upon conviction:

a-1. Forfeit no less than:

a-1-a. \$150 per violation per day, nor more than \$5,000 for each premise, structure, or property found to be in violation, together with the cost of the action.

a-1-b. \$450 per violation per day, nor more than \$15,000 for each multi-unit residential nuisance property found to be in violation, together with the cost of the action.

a-2. In default of payment thereof, be subject to imprisonment in the house of correction or county jail of Milwaukee County, for a period of not less than 6 days nor more than 90 days or until such forfeiture and cost is paid.

b. Each day such violation, omission, neglect, or refusal continues shall be deemed a separate offence.

c. If the property contains more than one dwelling unit, the minimum forfeiture may be assessed against the owner, operator, or occupant for each dwelling unit found to be in violation or directly affected by the violation.

d. Accumulated penalties recoverable in any one action shall not exceed \$10,000, unless the premise in violation is a multi-unit residential nuisance property, in which

case accumulated penalties recoverable in any one action shall not exceed \$30,000.

e. A violation of this code exists on the date that the order or citation is issued and continues to exist until remedied.

..LRB
APPROVED AS TO FORM

K. Broadnax

Legislative Reference Bureau
Date: May 5, 2026

..Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

..Requestor

..Drafter
LRB181372-4
Gunnar Raasch
05/04/2026