

Landlord Resources



Fond du Lac Police Department Landlord Resources



In the interests of building a better quality of life for all citizens of Fond du Lac, the Fond du Lac Police Department works with landlords to resolve minor issues before they become more serious. We believe by taking these steps we can improve our neighborhoods for all concerned. We have accordingly created this web page to list resources available to landlords and explain the City's Nuisance Abatement Program (Chapter 476-7). Examples of resources offered are:

- Tenant Screening Guidelines ([PDF](#))
- Open Records Requests
- The Wisconsin Way- A Guide for Landlords and Tenants ([PDF](#))

Most landlords in Fond du Lac take pride in their properties and work toward finding good tenants. In those cases where properties or tenants repeatedly act to degrade the quality of life in their neighborhood, the city has created Ordinance Chapter 476-7 (Chronic Nuisances) to hold landlords responsible for nuisance activity that occurs on their property. Landlords are made aware of potential nuisances via a Landlord Notification Form. If a property meets the criteria to be classified as a public nuisance, the landlord is notified and must then take steps to keep the problem from recurring. If the landlord is either unwilling or unable to curb the public nuisance occurring at their property, the landlord can be cited and fined at the end of this process. Formal definitions of nuisance activity and the processes followed for nuisance abatement or defined in Ordinance 476, listed below.

Landlord / Tenant Laws

- City of Fond du Lac Ordinance Chapter 476-7 "Chronic Nuisances" –([PDF](#))
- Summary and Explanation of Chapter 476-7 "Chapter 476-7 Summary"–([PDF](#))
- Wisconsin Landlord / Tenant Statute Chapter 704 – [Stat0704.pdf](#)
- Wisconsin Administrative Code "Residential Rental Practices" – [Atcp134.pdf](#)

Programs to Assist Landlords

Fond du Lac Area Apartment Association
245 East Division Street
Fond du Lac WI 54935
(414) 922-5210

Resources to Assist with background checks of prospective tenants

- Wisconsin Circuit Court Records <http://wcca.wicourts.gov/index.xsl>
- Cook County (Chicago area) Illinois Court Records – docket_search/index.htm
- Iowa Circuit Court Records – <http://www.judicial.state.ia.us/>
- WI Criminal History Checks – <http://wi-recordcheck.org/>

Programs To Assist Tenants

- BestColleges.com [Student Renter's Guide](#)