

# Welcome to River Falls!

**We hope you enjoy our City as much as we do.** If you are renting off-campus, be aware of the City's code requirements. For questions, call Community Development 715-426-3426 or 3427.

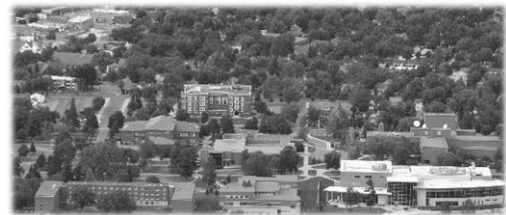


## Landlord Responsibilities

- Plumbing facilities must be in good operation condition, with hot & cold running water
- Heating facilities must operate safely, and be able to heat the unit to at least 67°F
- Electrical wiring, fixtures, appliances, and windows must be in safe operating condition
- Smoke and carbon monoxide detectors must function properly
- Landlords must fix and prevent excessive mold, rodent infestation, and insect infestation
- Your rental must be free of any health or safety issues
- All bedrooms must have a window or door to the outside; all bathrooms must have an exhaust fan or window
- Basement bedrooms must have an egress window
- Landlords must replace furnace filters and clean common areas of the building
- Keep noise levels acceptable and below what is specified in the City's nuisance ordinance

## Tenant Responsibilities

- Be a good neighbor, and show respect to others, especially families with children
- Keep your rental unit clean, uncluttered, and sanitary
- Park vehicles only on the driveways or in the garage, not on the lawn
- Keep the yard clean, neat, and free of garbage or hazards
- Neighbors may call the City to report any issues
- Garbage cans must be brought back from the street within 18 hours of garbage pickup
- Find out if you or your landlord is responsible for lawn cutting or snow removal. Snow must be removed from sidewalks within 24 hours and grass must not exceed six inches



## Overnight Parking (On-street)

- Odd-even parking is in effect November 1<sup>st</sup> to March 31<sup>st</sup> from 1:00 am to 6:00 am
- During odd-even parking, you may only park on the side of the street where the addresses match the date of the morning you park
- Example: It is December 12<sup>th</sup> and you decide to stay at a friend's house overnight. Park on the side of the street with odd addresses; It will be December 13<sup>th</sup> from 1:00 am to 6:00 am. During a snow emergency, cars parked on the wrong side may be towed.

## Rental Complaints

If the City receives a code violation complaint about a rental property (from a neighbor, tenant, or landlord) and an inspection validates the complaint, a \$100 inspection fee may be charged to the person whose actions resulted in the complaint. For example, parking on lawns, excessive noise, or keeping the property unsanitary are code violations. Damages to the unit such as scuffed walls, torn carpet, or scratched surfaces are addressed by landlords, not the City.

## Occupancy Limit for all Rental Properties (Municipal Code Section 17.04.020)

The City considers two or more persons related by blood, marriage, adoption, legal guardianship, or evidence of a stable family relationship as being related to each other. All properties zoned R2 and R3 allow for no more than five unrelated persons living together in one unit. (**Zoning map:** <https://www.rfcity.org/DocumentCenter/View/68/Official-Zoning-Map?bidId=>)

In the R1 zoning district, only up to four unrelated persons may live together in one dwelling unit. Some R1 structures have been rentals since before that rule was created and are still allowed to have up to five unrelated persons until the year 2020. Check if your unit has a housing permit that displays the occupancy limit, or contact the City at 715-426-[3426](tel:7154263426) or [3427](tel:7154263427).

## Check-In/Check-out List

Complete a check-in list and note with photos all damages and defects of your rental unit prior to moving in. Both the tenant and the landlord should sign the check-in list and keep copies. At check-out, this list protects renters from being charged for existing wear to the rental unit.

**Leases and security deposits.** The City does not give legal advice concerning these issues, however, the University and the State of Wisconsin provide several resources for renters:

[Equal Rights of all persons to fair and open housing](http://docs.legis.wisconsin.gov/statutes/statutes/106)  
<http://docs.legis.wisconsin.gov/statutes/statutes/106>

[Off-Campus Housing Guide](https://www.uwrf.edu/OffCampusHousing/Index.cfm)  
<https://www.uwrf.edu/OffCampusHousing/Index.cfm>

[The Wisconsin Way – “A Guide for Landlords and Tenants”](https://datcp.wi.gov/Pages/Publications/LandlordTenantGuide.aspx)  
<https://datcp.wi.gov/Pages/Publications/LandlordTenantGuide.aspx>

