

Housing services in Ashland

Ashland County Health and Human Services

Provide an array of services to eligible Ashland County residents in need of assistance in order to achieve or regain self-dependence, or increase their level of health or responsibility to provide protection and safety.

630 Sanborn Ave.
Ashland, WI 54806
715-682-7004

Ashland Building Inspector

Ensures that all residential building construction complies with applicable codes and ordinances.

601 Main Street West
Ashland, WI 54806
715-682-7002

Ashland County Housing Authority

Housing programs for low income individuals in the 6 Northern Counties of Wisconsin.

124 Wilderness Drive
P.O. Box 349
Mellen, Wisconsin 54546
715-274-8311

City Of Ashland Housing Authority

Housing assistance for the elderly and disabled, as well as individuals with low income.

319 Chapple Avenue
Ashland, WI 54806
715-682-7066

Northwest Wisconsin Community Services Agency NWCSA

Transitional housing and homeless program.

623 2nd Avenue East
Ashland, WI 54806
715-292-6400

Northwest Regional Housing Program

Offers low to moderate income residents of Ashland County funds for home improvements (owned, or rented), homebuyers assistance, and more.

1400 S River Street
Spooner, WI 54801
715-635-2197



UW-EXTENSION

ASHLAND COUNTY

201 West Main Street
Courthouse, Room 107
Ashland, WI 54806-1652
Phone: 715-682-7922
<http://ashland.uwex.edu/>

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LANDLORD & TENANT GUIDE



This guide provides general information regarding housing rights and responsibilities, links to useful resources, and contacts for housing services in Ashland County.



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TENANTS

THE BASICS:

- A tenant has the right to inspect a housing unit before they rent it.
- The tenant is usually responsible for routine minor repairs unless otherwise agreed.
- The tenant is responsible for maintenance and sanitation standards required by local housing codes.
- Tenants are financially responsible for any damages, including infestations by insects or other pests caused by actions or inactions of the tenant.
- If a tenant rents by the month, the landlord may raise your rent by giving you written notice at least 28 days before the next rent due date. There are no state laws limiting the amount of a rent increase.

DATCP's Landlord/tenant guide also provides information on:

- Tenant rights and responsibilities
- Rental agreements/leases
- Terminating a tenancy
- Risk of Eviction
- Criminal Activity
- Security Deposits
- Nonstandard rental provisions
- Unhealthy or unsafe living conditions



Landlord and Tenant Resource Guide

Information presented is drawn from the Wisconsin Department of Agriculture's Bureau of Trade and Consumer Protection (DATCP)'s **Landlord/Tenant Guide**.

This comprehensive guide is available to view or download for free at <http://bit.ly/2jZX1GQ>

UW-Extension's **Family Living Program** also offers **Rent Smart** curriculum designed to provide practical education to help potential renters to both acquire and keep decent housing. For more information visit **UW-Extension's "About the House"** website: <http://bit.ly/2kXReF2>

Additional resource: **Tenant Resource Center For Housing Justice in Wisconsin** at <http://bit.ly/1ZyctYC>

***Homestead credit** is a tax benefit for renters and homeowners with low or moderate incomes. For more info. visit: <http://bit.ly/2nIK9pM>

LANDLORDS

THE BASICS:

A landlord must disclose the following information to prospective tenants:

- Housing code violations they know about but have not yet corrected that present a significant threat to health or safety
- Whether a tenant is required to pay utilities
- How utility charges will be divided if the unit is not individually metered.
- Lease Information

Additional information regarding a landlord's rights and responsibilities may be found in the DATCP's landlord/tenant guide.

***The City of Ashland's Chapter 845's RESIDENTIAL RENTAL REGISTRATION Ordinance requires landlords to register all dwelling units with the City of Ashland's Planning and Development Department prior to renting. For more information, contact Ashland City Hall at (715) 682-7041 or visit: <http://bit.ly/2kMJQtZ>**