



Dane County Hoarding Task Force Fact Sheet for Property Owners & Managers

This information is for property owners and managers who discover that one or more of their tenants are living in units that due to hoarding are creating health, safety or environmental threats to the tenant, other tenants in the building, or the building itself.

HOARDING - What is it?

As of May 2013, Hoarding Disorder is one of eleven newly classified disorders by the American Psychiatric Association and occurs in 3-5% of the population. Hoarding is considered a disability; therefore, people who are chronic hoarders are given special considerations within the Americans with Disabilities Act (ADA) and the Fair Housing Amendments Act (FHAA). This official classification should serve as a reminder that working with persons with this disorder is a delicate situation and, if not handled correctly, could have serious FHAA implications. If you are unsure as to whether conditions in a tenant's unit constitutes hoarding, please contact the Public Health Department and request an inspection. Remember, hoarding is recognized as a mental health disorder and a public health problem.

CONCERNS REGARDING UNSAFE LIVING CONDITIONS

Housing: lack of heat, water, electricity or structural concerns

Hoarding: obstructed pathways, blocked exits, structural neglect, plumbing/electric/appliances not working, risk of falls and items falling, health/fire hazards such as mold, dust, rotting food, human/animal waste accumulations

CONTACT NUMBERS

Emergency:

Is there **an imminent threat** to the health and safety of your tenant or other tenants?

- call 911 for the police or fire department
- call Child Protective Services at 608-261-5437 if there is a child/children in the residence

Non-Emergency:

If there is **not an imminent threat** to the health and safety of your tenant or other tenants call:

- 608-255-2345 for the police or fire department
- 608-242-6515 for the Health Department
- 608-261-9933 for Adult Protective Services
- 608-261-5437 for Child Protective Services if a child/children is/are present in the residence
- 608-266-4266 for Dane County Planning and Zoning
- 608-266-4551 for Madison Building Inspector or call the building inspector for your city, municipality or township.

EVICTION PROCESS

To have a tenant(s) and their personal property lawfully removed from a premise due to hoarding, the property owner/manager must follow the eviction process in obtaining a Writ of Restitution from the Dane County Courts. The Dane County Sheriff is the only one who can evict the tenant(s) based on this court order. The Dane County Sheriff's Office has specific deputies assigned (see below) to complete the forced evictions. The forced evictions only occur Monday – Friday during normal business hours. Please refer to the Dane County Sheriff's Office website (www.danesheriff.com).

Deputy Brian Harter – Civil Executions West – 6 am to 2 pm - 608-284-6819
harter.brian@danesheriff.com

Deputy Brian Smith – Civil Executions East – 6:45 am to 2:45 pm – 608-284-6818
smith.brian@danesheriff.com

Other resources in reference the eviction process

- Wisconsin State Statutes: 704.01, 704.03, 704.17 to 704.21, and 799.40 to 799.45
- 608-257-0006 - Tenant Resource Center
- 608-266-4311 - Dane County Clerk of Courts
- 608-826-6226 - Apartment Association
- Dane County Clerk of Courts website <https://courts.countyofdane.com/> for small claims guide
- Law library in LL1 of the Dane County Courthouse
- Contact an attorney