

DSPS Control Number:

WAIVER Rental Unit Energy Efficiency Standards

Type or print using black ink

Personal information you provide may be used for secondary purposes [Privacy Law s. 15.04(1)(m)]

The Department of Safety and Professional Services does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted or in a different form or if you need assistance in using this service, please contact us, 608-266-2112, Option 5, TTY through Relay.

Seller's Name(s):		Rental Building Location - Street Address:		
Seller's Street Address:		City:	County:	
City:	State:	Zip Code:	Number of rental buildings on this property:	Number of rental units in building:
Seller's Telephone Number (including area code):				

Legal Description of Rental Unit Property (You may attach a separate sheet):

Return To:

PARCEL IDENTIFICATION NUMBER (PIN):

PIN:

Instructions: Information concerning the seller and the property should be filled in above. Information concerning the buyer and the buyer's signature should be filled in below. The waiver must then be submitted to the Department of Safety and Professional Services or to a DSPTS agent for validation. A list of these agents is available on the Internet: <http://dsps.wi.gov/RentalWeatherizationAgents>. General questions should be directed to 608-266-2112, Option 5. If there is not a DSPTS agent in your area, send the waiver to the address listed below.* The validated waiver will be returned to the buyer as noted below, or to another party as designated in the "Return To" block above.

This document is valid only if no previous waiver ois currently on file for this property.

WAIVER AGREEMENT

In lieu of meeting the Rental Unit Energy Efficiency Certificate Requirements, I (we) agree to notify the Department of Safety and Professional Services of the demolition of the above described property. Demolition shall occur within two years of the effective date of validation. **Upon demolition, I (we) shall notify DSPTS at the address listed below of the date of demolition of the property.** This action is required in accordance with SPS 367.08(3), SPS 367.13(3) and Wis. Stats. 101.122.

Print Buyer's Name(s):	Buyer's Signature(s):	Date Signed:
Buyer's Street Address:	Buyer's City, State, and Zip Code:	Buyer's Telephone Number (including area code):

Validated by: <input type="checkbox"/> DSPS <input type="checkbox"/> DSPTS Agent	Auth or Tax Rev #: _____	Date Validated:	DSPTS Transfer Authorization Number: W-_____	Place DSPTS Transfer Authorization Number Stamp here
Official's Signature:		Expiration Date (two years from date validated):		
Print Official's Name:	Official's Title:	Municipality and County:		

TRANSFER OF WAIVER If the residential property described above is transferred within two years of the validation date of this waiver and before the building(s) has been demolished or certified in compliance with SPS 367, the new buyer must sign below and forward a copy of this document to DSPTS at the address listed below.* By signing below the new buyer accepts responsibility to comply with this waiver by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards. This transfer may be recorded using the transferred waiver (use original or certified copy)

Print New Buyer's Name(s):	New Buyer's Signature(s):	Date Signed:
New Buyer's Street Address:	New Buyer's City, State and Zip Code:	New Buyer's Telephone Number (including area code):

TRANSFER OF WAIVER If the residential property described above is transferred within two years of the validation date of this waiver and before the building(s) has been demolished or certified in compliance with SPS 367, the new buyer must sign below and forward a copy or fax of this document to DSPTS at the address listed below.* By signing below the new buyer accepts responsibility to comply with this Waiver by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards. This transfer may be recorded using the transferred waiver (use original or certified copy)

Print New Buyer's Name(s):	New Buyer's Signature(s):	Date Signed:
New Buyer's Street Address:	New Buyer's City, State and Zip Code:	New Buyer's Telephone Number (including area code):

*This instrument was drafted by: DSPTS Rental Weatherization Program, PO Box 7302, Madison, WI 53707-7302 Telephone: 608-266-2112, Option 5.

Purpose: Section 101.122(4) and (6), Wis. Stats, requires that a properly authorized Certificate of Compliance, Stipulation, or Waiver accompany the transfer documents at the time of recording. This process is further explained in SPS 367, Wis. Admin Code. Receipt of the Certificate of Compliance indicates conformance with energy conservation standards of SPS 367.05. In lieu of the Certificate of Compliance, the new purchaser may accept responsibility for future conformance with either a Stipulation or a Waiver under SPS 367.08(3) or (4).

Waiver: The buyer of a residential rental building shall present a properly validated waiver to the Register of Deeds at the time the property transfer is recorded (see instructions below). This indicates the building is subject to demolition within two years of validation. The buyer will then either demolish the building or bring the building into compliance with the energy standards.

Following demolition, a written notice and proof of demolition is required to be sent to the Wis. Dept. of Safety and Professional Services. DSPS will acknowledge the demolition by issuing a satisfaction. The owner of the property should record this satisfaction with the county Register of Deeds.

Please note you may find Parcel Identification Number (PIN) information on tax assessment rolls, rolls from county property lister, or county tax rolls.

You may find all Rental Weatherization forms and a list of unsatisfied stipulations and waivers on the Internet:
<http://dsps.wi.gov/RentalWeatherization>.

HOW TO SATISFY A WAIVER:

- A. Provide a copy of the demolition permit; documentation from the demolition company; a copy of a paid invoice for the demolition or a letter from a town or city official on town or city letterhead indicating that the structure has been razed, demolished or otherwise moved from the land, thus creating a different legal description for the structure
- B. If you have entered into a waiver agreement and have since decided to renovate the property, the following process is required:
 1. Hire a state-certified Rental Weatherization Inspector to inspect the property and determine what corrections are needed to meet the Wisconsin Rental Unit Energy Efficiency code. Inspectors are listed under "Building Inspection" in the yellow pages of telephone books. A list of Rental Weatherization Inspectors can be found on the Internet: <http://dsps.wi.gov/Documents/Industry%20Services/Forms/Rental/RW%20Inspectors%202015.pdf>.
 2. Comparative shopping is recommended when contracting for inspection services since fees are based on the private inspector's costs and market competition. However, the maximum fee for inspection and certification of a residential rental property is set by statute. This fee includes an initial inspection, the Field Inspection Report, a final inspection for compliance, and the issuing of the Certificate of Compliance and the Certificate of Compliance Stamp. The maximums are:
 - a. 1 or 2 rental units \$250.00
 - b. 3 to 8 rental units \$250.00 plus \$50.00 for each additional rental unit over 2
 - c. Over 8 rental units \$500.00 plus \$25.00 for each additional rental unit over 8
 3. The inspector will leave a copy of a Field Inspection Report and will discuss the requirements with you.
 4. If weatherization requirements have been identified by inspection, then you should either hire a contractor or perform the work yourself to bring the building into code compliance.
 5. After completion of the work, you should contact the inspector and request a final inspection.
 6. The inspector will re-inspect the property, then issue a Certificate of Compliance if all requirements are satisfied.
 7. The owner will receive an original Certificate of Compliance **which must be recorded at the county Register of Deeds**. The inspector will send a copy of the certificate to Safety and Buildings Division. When Safety and Buildings receives the certificate, the waiver will be satisfied.