



WISCONSIN LEGISLATIVE COUNCIL INFORMATION MEMORANDUM

2003 Wisconsin Act 283: Changes to Condominium Law

INTRODUCTION

2003 Wisconsin Act 283 makes a number of revisions, additions, and clarifications to Wisconsin condominium law. The legislation was introduced by the Joint Legislative Council (JLC) as 2003 Assembly Bill 254 and amended by the Legislature (Assembly Amendment 2). The original legislation was developed by the JLC's Special Committee on Condominium Law Review. (See Wisconsin Legislative Council Report to the Legislature, *Special Committee on Condominium Law Review*, RL 2003-10, April 24, 2003.)

The Act takes effect November 1, 2004. Note that the effective date or initial applicability of several provisions is separately treated in the Act (those provisions are identified in this memorandum either in the text describing the provision or by endnotes).

DISCLOSURE REQUIREMENTS RELATING TO THE SALE OF A CONDOMINIUM UNIT

Executive Summary [SECTIONS 49 to 52, 55]ⁱ Act 283 requires an executive summary highlighting important disclosure items to be included as the first document, following the index, in the disclosure materials furnished by a seller of a condominium unit to a buyer.ⁱⁱ The executive summary is prepared and revised by the declarant or association, whichever is in control of the condominium. The executive

summary must contain the following information, or indicate where the information may be found in the disclosure materials:

- The name of the condominium.
- A description of the *declarant's expansion plans* for the condominium, if any, and deadline for implementation.
- Information identifying the condominium association and management authority and the individual who may be contacted regarding the condominium.
- A description of *special amenities* such as an athletic club or golf course and the obligation of an owner to join or support the amenity.
- A description of an owner's responsibilities for *repair and maintenance of the unit*.
- The person responsible for the *maintenance, repair, and replacement of common elements* and limited common elements and whether repairs or replacements will be funded from unit owner assessments or reserve funds.
- Whether unit owners may rent their units and any restrictions on *rentals*.
- A description of any rules, restrictions, or procedures governing a unit owner's

authority to alter the unit or use or enclose limited common elements.

- A description of the availability, restrictions, and costs of *parking*.
- A description of rules relating to unit owners' *pets*.
- Whether *reserves* are maintained by the association and, if so, whether a statutory reserve account is maintained.
- Exemptions from or modifications to a *declarant's obligation to pay assessments on declarant's unsold units* during declarant control and any other provisions on the levying and payment of assessments during the period of declarant control.
- Indication that a unit purchaser's rights and responsibilities may be altered by amendments to the declaration and bylaws and a description of the amendment process.
- At the option of the declarant or association of unit owners, a description of other restrictions or features of the condominium.

The boldface notice on the cover sheet for the disclosure materials given to a prospective purchaser of a condominium unit is revised to indicate that the executive summary may not be relied upon as correct and binding and the purchaser should consult the disclosure documents to which a particular executive summary statement pertains.

Addendum to Real Estate Condition Report [SECTION 69] The Act requires a condominium unit owner who is transferring ownership of the unit to include in an addendum to the real estate condition report (required under ch. 709, Stats.) information pertaining to the condominium unit.ⁱⁱⁱ The information must include the name of the condominium and other identifying information; the condominium association and

management authority; and the amount of current condominium assessments, fees, and other charges for which a unit owner is responsible and whether the current charges have been paid. The addendum must also include a copy of the executive summary, described above.

Missing Disclosure Documents [SECTIONS 53, 58, 60] The Act authorizes the purchaser of a condominium unit to request, within five business days of receipt of required disclosure materials, any documents not included in the materials.^{iv} The seller has five business days following receipt of the request to deliver the requested documents.

The purchaser may rescind the sale within five business days following the earlier of the receipt of any missing disclosure documents that have been requested by the purchaser or the deadline for the seller's delivery of the requested missing documents.

Other Disclosure-Related Provisions [SECTION 56] The Act clarifies that the entire body of disclosure materials furnished to purchasers of residential units need not be consecutively paginated, providing instead that the consecutive pagination requirement only applies to each section within the body of disclosure materials. The Act also removes the requirement of a table of contents for the articles of incorporation.

STATUTORY RESERVE REQUIREMENT
[SECTION 33]

Generally Act 283 requires a declarant or association to establish a "statutory reserve account" to fully or partially fund repairs and replacements of common elements other than routine maintenance, unless the declarant or association elects not to establish an account.

The statutory reserve account provisions generally apply only to exclusively residential

condominiums, other than small condominiums. Small condominiums and mixed-use (residential and nonresidential units) condominiums may choose to be governed by the statutory reserve account provisions.

The statutory reserve account provisions expressly do not affect: (1) existing reserve accounts or similar accounts; or (2) reserve accounts or similar accounts that are not statutory reserve accounts established on or after the effective date of the Act.

Establishing and Terminating a Statutory Reserve Account The declarant must establish a statutory reserve account for a *new condominium* (a condominium established on or after the effective date of the Act) unless the declarant decides not to establish an account. If the declarant establishes a statutory reserve account, assessments for the account may first be assessed against a particular unit when a certificate of occupancy for that unit has been issued. The declarant may defer payment of assessments on a particular unit until the unit is conveyed, but for not more than five years from the date the exterior construction of the building in which the unit is located is completed. If there are accrued reserve fund assessments against a unit, the declarant must disclose to the first purchaser of the unit whether any of the accrued assessments are included in the purchase price and, if not, how any accrued assessment will be paid.

If the declarant has not established or has terminated an account, establishment of a reserve account must be addressed at the first annual meeting of the association held after, or at a special meeting held within one year of, termination of declarant control. A statutory reserve account is established by the association with the written consent of a majority of the unit votes. If the declarant has established a statutory reserve account, the association at any time after the expiration of declarant control

may elect to terminate the account with the written consent of a majority of the unit votes.

Existing condominiums (condominiums established before the effective date of the Act) must, within 18 months after the Act's effective date, or within 18 months after the expiration of declarant control, whichever is later, establish a statutory reserve account unless, with the written consent of a majority of the unit votes, the association elects not to establish an account.

More generally, an association may at any time elect to establish a statutory reserve account, with the written consent of a majority of the unit votes, or to terminate a statutory reserve account, with the written consent of a majority of the unit votes.

Determining the Amount to be Assessed

Factors that a declarant or association is to consider in determining the amount to be assessed unit owners for the statutory reserve account include: funds currently in the account; the estimated cost of repairing or replacing common elements, other than routine maintenance; the estimated remaining useful life of common elements; the approximate proportion of the estimated cost of repairing or replacing common elements to be covered by the account and the approximate proportion to be funded by other means; and any other factor considered relevant. In the case of a conversion condominium, the declarant must also consider the required report of an independent architect or engineer.

Investment and Use of Statutory Reserve Account Funds

Funds in a statutory reserve account may be invested in any investment in which local governments are generally authorized to invest by statute.

Funds in a statutory reserve account may be used only for the repair and replacement of common elements, other than routine

maintenance, unless there is written consent of at least 2/3 of the unit votes to use the funds for normal repair or maintenance, customary services or other operational costs in excess of amounts budgeted. If used for the latter purposes, the funds must be replaced within three years from the withdrawal date.

“Statutory Reserve Account Statement” A “statutory reserve account statement” must be executed when a statutory reserve account is established or an election is made not to have or to terminate a statutory reserve account. If an election not to establish, or to terminate, a statutory reserve account is made, the statement must indicate how it is anticipated that future expenditures for repairs and replacements of common elements will be funded. A statement must be recorded with the Register of Deeds.

Liability Immunity A declarant, unit owner, association, or director, officer, manager, or employee of an association is not liable in connection with the establishment or termination, or decision not to establish or terminate, a statutory reserve account or for any deficiencies in a statutory reserve account that are due to the determination of amounts to be assessed for reserve funds.

ANNUAL BUDGET REQUIREMENT
[SECTION 32]

Act 238 requires the condominium association for condominiums that include at least one unit restricted to residential use to annually adopt and distribute to all unit owners an annual budget, setting forth:

- All anticipated common expenses and any amounts to be allocated to a statutory reserve account and to any other funds for future expenditures.
- The amount and purpose of any other anticipated association expenditure.

- The amount in any statutory reserve account or any other funds held for future expenditures.
- Any common surpluses.
- The amount and source of any income, other than unit owner assessments.
- The aggregate amount of any assessment to be levied against unit owners and the purpose of the assessment.

If there is a statutory reserve account (described above) for the condominium, the annual budget must provide reserve funds for the account.

REGULATION OF CERTAIN RENTAL
AGREEMENTS AND TENANCIES [SECTION
48]

The Act regulates to some extent agreements, whether oral or written, for the rental or lease of a residential condominium unit by the same tenant for a period of more than one month and periodic residential tenancies with a recurring interval of time of one month or more.^v

Under the Act, a tenant who enters into such a rental agreement or who is entitled to occupancy under such a periodic tenancy agrees to comply with ch. 703 (condominiums), the rules and bylaws of the association, and the provisions of the declaration. Consequently, failure of a tenant to comply with the chapter, declaration, bylaws, or rules will trigger the provisions of ch. 704 (landlord and tenant) that relate to a tenant’s breach of a rental agreement, lease, or tenancy.

If a written condominium rental agreement is executed, the Act requires the unit owner to provide a copy within five business days to the association. The association must keep a copy of the agreement on file while in effect.

The Act provides a means of contacting or giving notice to a tenant or unit owner who is

party to a condominium rental agreement or periodic tenancy covered by the Act. Contact or notice may be made or given by the means indicated by the tenant or unit owner in writing to the association or, if that does not apply, by any method currently provided under statutory landlord and tenant law for giving notice to a tenant or landlord. A unit owner must provide a copy of the declaration and association bylaws and rules to a tenant before the tenant occupies the unit or must place the information in the unit before the tenant occupies the unit.

The above provisions expressly do not apply to a time share governed under ch. 707.

REMEDIES FOR UNIT OWNER OR TENANT VIOLATIONS

Imposition of Charges, Fines, or Assessments [SECTION 38] Act 283 repeals and recreates s. 703.24, Stats.^{vi} Under the revised section, a unit owner who fails to comply with ch. 703, the declaration, the bylaws, or the association rules (a “violation”) is liable for any resulting charges, fines, or assessments imposed pursuant to association bylaws or rules.

New provisions also make a tenant who commits a violation liable for any charges, fines, or assessments imposed by the association for the violation. The Act further provides that if the association gives specified notice to the unit owner of a tenant’s violation, the owner of the unit occupied by the tenant when the violation occurred is liable for any association charges, fines, or assessments for which the tenant is liable that remain unpaid 30 days after the tenant received notice. (Double recovery by an association of any charges, fines, or assessments is not intended.)

Enforcement; Liens [Sections 31, 34] The Act expands the scope of the lien provisions of current s. 703.16 (3) to (9) (renumbered s. 703.165 (2) to (8) by the Act). Currently, those lien provisions apply to failure to pay

assessments for common expenses. The new definition, in combination with the treatment of related provisions, expands the coverage of the lien provisions to include failure to pay charges, fines, or assessments for damages to the condominium and for violations of the declaration, bylaws, or association rules.

The Act also expressly provides that a condominium unit owner is liable for any assessments coming due during the pendency of any claim by the unit owner against the association or during any period the unit is not occupied by the unit owner or is leased or rented to any other person. While the new language is within the scope of current language, it is added for clarification.

DECLARANT RESPONSIBILITY

Declarant Liability for Assessments on Unsold Unit [SECTION 30] Act 283 provides that if a unit owned by the declarant is exempt, during the period of declarant control, from assessments for common expenses until the unit is sold, the total amount assessed against units not exempt from assessments may not exceed those units’ budgeted share of common expenses; the declarant is liable for the balance of the actual common expenses.^{vii}

Financial and Operational Records During Declarant Control [SECTION 37] The Act provides that during the period of declarant control, the declarant is responsible for creating and maintaining financial and operational records of the association.^{viii} The declarant must turn the records over to the board of directors elected after the period of declarant control expires.

Also, during the period of declarant control and one year thereafter, the Act requires the association to arrange for an independent audit of the association’s financial records at the association’s expense if requested by the lesser of three unit owners or the owners of 10% of the

units (not including units owned by the declarant). The cost of any audit requested within 36 months after completion of a previous audit is paid for by the requesting unit owners.

Assignment of Rights and Obligations by Declarant [SECTIONS 2 and 15] The Act expressly authorizes a declarant to assign all of his or her rights and obligations as a declarant under ch. 703 if the declarant records an amendment to the declaration that includes the assignment and an acceptance of the assignment that is signed by the assignee and acknowledged.^{ix}

CONVERSION CONDOMINIUMS [SECTIONS 5 to 8]

Under current law, residential property may not be converted to a condominium unless the property owner gives 120 days' prior written notice of the conversion to each of the tenants of the building scheduled for conversion. A tenant has the "exclusive option to purchase" the unit for a period of 60 days following the date of delivery of the notice. Act 283 revises current law by:^x

- Providing that the property may be converted to a condominium immediately upon completion of the notice requirement, rather than 120 days after notice. However, the tenant's rights relating to occupying and purchasing the property are preserved.
- Clarifying that during the 60-day period immediately following the date of delivery of the conversion notice, a tenant has the "first right to purchase" (not the "exclusive option to purchase") the unit if the unit is offered for sale at any time during the 60-day period:
 - For the price at which the unit is being offered on the market.

- For the price contained in any accepted offer to purchase the unit (from any prospective purchaser, not just the tenant).
- For the price otherwise agreed to by the tenant and the seller.
- Expressly authorizing the tenant to waive in writing his or her occupancy right and first right to purchase.

DECLARATION; PLAT

Content of Declaration [SECTIONS 10 and 11]
The Act:

- Substitutes reference to the "resident agent under s. 703.23" for the current requirement that the declaration include the name of the person "to receive service of process in the cases provided in this chapter." Since s. 703.23, Stats., also provides for changing the resident agent, the Act also removes the requirement that the declaration indicate the method by which the association may designate a successor to the person designated to receive service of process.
- Requires the original declaration to be signed by any first mortgagees of the property or the holders of an equivalent security interest, in addition to the owners of the property.^{xi}

Amending the Declaration [SECTIONS 14 and 16] The Act revises the current procedure for amending the declaration by:^{xii}

- Clarifying that reference to "two-thirds of the unit owners" is to 2/3 of the aggregate of the votes (established under current s. 703.09 (1) (f)). The current reference is ambiguous.
- Providing that the required mortgagee approval applies to first mortgagees only

and must be in writing and that approval by the person serving the first mortgage loan constitutes approval by the first mortgagee.

- Requiring that the document submitting the declaration amendment for recording state that the required consents and approvals for the amendment were received.

The Act also provides an *alternative procedure* for amending the declaration. The key feature is that the association has 180 days to secure the required consents and approvals and may rely on the list of owners of record contained in a title report at the beginning of the 180-day period. (The current amendment procedure does not include this 180-day “window,” but there is no limit on how long the current procedure may take.) Provision is made for notice of the proposed amendment to new unit owners and lienholders during the 180-day period and for the new owners and lienholders to cast a ballot replacing the ballot of the previous owner and lienholder. Provision is made to extend the 180-day period 14 days if the ballot is mailed to the new owner and lienholder within 14 days before the end of the 180-day period.

The procedure contains substantial detail concerning the commencement of the 180-day period; required notice; voting by unit owners and lienholders and subsequent unit owners and lienholders; recording the amended declaration; and retention of materials related to the amendment for two years.

Content and Amendment of Condominium Plat [SECTIONS 18 and 19] The Act simplifies the required content of a condominium plat by substituting “plans that show the location of each building” for “diagrammatic floor plans of each building,” adding “perimeters,” and substituting “approximate square footage” for “floor area.”^{xiii} The Act clarifies that an amendment of a condominium plat (addendum) that is not included as part of an amendment to

the declaration is to be accomplished in the same manner as an amendment to the declaration.^{xiv}

ASSOCIATION OF UNIT OWNERS, INCLUDING ROLE OF BOARD OF DIRECTORS [SECTIONS 24 TO 26]

Act 283 clarifies the prevailing, but not always known, view of the role of the association board of directors: with the exception of matters reserved to association members or unit owners by ch. 703, the declaration, or bylaws, all policy and operational decisions of the association are made by the board. Policy and operational decisions include, but are not limited to, interpretation of condominium instruments, bylaws, rules, and other documents relating to the condominium or the association.

For informative purposes, the Act expressly provides that a condominium association, subject to any restrictions and limitations specified by the declaration, may borrow funds in the name of the association as part of its general authority to make contracts and incur liabilities. The exercise of this authority by an association is subject to current s. 703.25, relating to association, tort, and contract liability.

The Act expressly authorizes a condominium association, subject to any restrictions and limitations specified by the declaration, to purchase goods and services jointly with other condominium associations or other persons.

OWNERSHIP INTERESTS

Changing Boundaries Between Adjoining Interests [SECTION 22] Current law contains a procedure for changing boundaries between adjoining condominium units when the condominium instruments permit a relocation and the adjoining unit owners desire the relocation. Act 283 amends the procedure to allow a declaration amendment under the

boundary change procedure to be accomplished simply with the approval of the adjoining unit owners and the mortgagees of the adjoining units, if any.^{xv} (The general method of amending the declaration may, at the option of the adjoining unit owners, continue to be used instead of the simplified procedure.)

Merging Adjoining Units [SECTION 23] The Act includes a procedure for merging adjoining condominium units based on current procedures for: relocating boundaries between adjoining condominium units [s. 703.13 (6), Stats.]; and separation of a unit into one or more units [s. 703.13 (7), Stats.]. The procedure includes a simplified means of amending the declaration.

Improvements to Limited Common Elements [SECTION 21] The Act provides a procedure allowing a unit owner, at the owner's expense, to improve limited common elements appurtenant exclusively to that owner's unit if permitted by the condominium instruments and if the following conditions are met:^{xvi}

- A statement describing the improvement, including a description of the project, the materials to be used, and the project's proposed impact on the appearance of the condominium, and identifying the project contractor is submitted to the association board of directors.
- The improvement will not interfere with the use and enjoyment of the units of other unit owners or the common elements or limited common elements of the condominium.
- The improvement will not impair the structural integrity of the condominium.
- Any change to the exterior appearance of the condominium is approved by the board of directors of the association.

Prohibition on Creating Nuisance [SECTION 20] Consistent with current law, Act 283

expressly limits the unit improvements or alterations that a unit owner may make by excluding those that create a nuisance substantially affecting the use and enjoyment of other units or the common elements.

SMALL CONDOMINIUMS [SECTIONS 3 AND 61 TO 63]^{xvii}

Act 283 revises the definition of "small residential condominium" by increasing the maximum number of units from 4 to 12 and eliminating the requirement that all the units be restricted to residential uses. As a result, the defined term is changed to "small condominium." The revised definition of "small condominium" will expand the availability of the existing streamlined regulations for the creation and operation of "small" condominiums.

The Act expressly allows a small condominium to utilize a master association.

The Act also authorizes a small condominium, if approved by written consent of all of the unit votes, to substitute an agreement for the bylaws. The terms of the agreement must include specified requirements currently pertaining to small condominiums and must otherwise be consistent with the current provisions regulating small condominiums. An amendment to an agreement may be made with the affirmative vote or written consent of all of the unit votes of the small condominium.

REPEAL OF PROVISION ON UNCOMPLETED UNITS [SECTION 40]

The Act repeals s. 703.255, Stats., which deals with uncompleted units (other than those included in an expanding condominium under s. 703.26, Stats.). (Under s. 703.255, if a declarant fails to complete any unit described in the declaration within five years after recording the declaration, the declarant must obtain the agreement of at least 75% of the unit owners

permitting completion of the units within five years of the date of the agreement. If the agreement is not obtained, the declarant loses the uncompleted units (the declarant must remove the units from the declaration and adjust percentage interests and votes accordingly.)

MASTER ASSOCIATION AUTHORITY
[SECTION 28]

The Act clarifies the authority of a master association to represent either condominium property or noncondominium property: (a) on behalf of one or more condominiums and property under a different form of ownership; or (b) for the benefit of the unit owners of one or more condominiums and the owners of other property.

CONDEMNATION OF COMMON ELEMENTS
[SECTIONS 35 AND 36]

Act 283 provides an optional procedure for acquiring a portion of the common elements for public projects, based on a Florida statute. The procedure applies to the acquisition (by purchase or eminent domain) of a portion of the common elements (not including limited common elements) by any condemnor for a public purpose.

In general terms, a condemnor who seeks to acquire a portion of the common elements under the procedure is required to notify the association and to give specified notice of the proposed acquisition to each unit owner. If a unit owner fails to object to the association representing the unit owner in the property acquisition within 30 days after receiving the notice, the owner is deemed to have agreed to that representation in any subsequent proceeding relating to the acquisition of the common elements at issue.

A unit owner who timely objects to representation by the association in the acquisition retains all of his or her rights with

regard to the acquisition and all other rights pertaining to unit ownership.

The optional procedure may be used only to acquire common elements of a condominium created six months after the effective date of the Act.

In a related provision, the Act repeals the right of an association (in contrast to the right of individual unit owners) to appeal the necessity of taking, and the condemnation award made for the taking, of common elements.^{xviii}

BUILDING CODES, ZONING ORDINANCE
CHANGES, AND OTHER LAND USE
REGULATIONS

Building Code or Zoning Changes; Amendment of Plat [SECTION 41] The Act allows for the amendment of a condominium plat if the revision or adoption of a building code or zoning ordinance prevents or substantially affects the construction or reconstruction of a unit or common elements (including limited common elements) as platted.^{xix} If such a revision or adoption of a building code or zoning ordinance occurs, the declarant, unit owner, or association, as appropriate, may reasonably modify the condominium plat to the extent necessary to comply with the code or ordinance in order to construct or reconstruct the unit or common elements. The amendment is not subject to the usual formalities for amending a condominium plat.

Application of Land Use Regulations and Building Codes [SECTION 42] Act 283:

- Clarifies, with editorial changes, the prohibition on imposing requirements under zoning or other land use ordinances or regulations that discriminate against the condominium form of ownership.

- Clarifies the prohibition on applying a provision of a state or local building code differently to a condominium building than it would be applied if the building were under a different form of ownership, unless the different application is expressly permitted by the building code. Further clarifies that if the different application is expressly permitted, it must be reasonably related to the nature of condominium ownership. Similarly, clarifies that no subdivision ordinance may apply to a condominium unless, as currently required, the ordinance is expressly applicable to condominiums and, as added by the Act, its application is reasonably related to the nature of condominium ownership.
- Clarifies the prohibition against enactment of any law, ordinance, or regulation that would impose a burden or restriction on a condominium that is not imposed on all other property of similar character not subject to a condominium declaration to specify that the law, ordinance, or regulation may not impose a “greater” burden or restriction and, additionally, may not provide a lower level of service to a condominium than would be imposed or provided if the condominium were under a different form of ownership.

MERGER OR CONSOLIDATION OF CONDOMINIUMS [SECTION 43]

The Act authorizes two or more small condominiums, or any combination of small condominiums and other condominiums, to

merge, as provided under the current merger provision--s. 703.275, Stats.

INTERPRETATION OF CONDOMINIUM CHAPTER [SECTION 64]

Act 283 clarifies the current interpretation directive which provides that, for purposes of interpreting ch. 703, a condominium is not a subdivision under ch. 236, Stats., by adding the statement that a condominium is “a form of ownership, not a form of land use.”

RECEIVERSHIP ACTIONS AGAINST ASSOCIATION [SECTION 70]

The Act allows a city, village, town, or county to proceed directly against a condominium association in a receivership action under ch. 823, Stats. (nuisance) if the city, village, town, or county has grounds to abate a nuisance occurring upon the common elements and the failure of the condominium association to perform its duties to maintain and control the common elements is a reason the nuisance has not been abated.

The information memorandum is not a policy statement of the Joint Legislative Council or its staff. The memorandum was prepared by **Don Dyke, Chief of Legal Services**, on May 5, 2004.

ⁱ References in the memorandum to “SECTION” numbers are to the SECTION or SECTIONS of the Act where the described provision is treated.

ⁱⁱ See SECTION 71 (11) of the Act for initial applicability provisions.

ⁱⁱⁱ See SECTION 71 (12) of the Act for an initial applicability provision.

- ^{iv} See SECTION 71 (11) (m) of the Act for an initial applicability provision.
- ^v See SECTION 71 (10) of the Act for an initial applicability provision.
- ^{vi} See SECTION 71 (8) of the Act for an initial applicability provision.
- ^{vii} See SECTION 71 (6) of the Act for an initial applicability provision.
- ^{viii} See SECTION 71 (7) of the Act for an initial applicability provision.
- ^{ix} See SECTION 71 (2m) of the Act for an initial applicability provision.
- ^x See SECTION 71 (1) of the Act for an initial applicability provision.
- ^{xi} See SECTION 71 (2) of the Act for an initial applicability provision.
- ^{xii} See SECTION 71 (2m) of the Act for an initial applicability provision.
- ^{xiii} See SECTION 71 (3) of the Act for an initial applicability provision.
- ^{xiv} See SECTION 71 (4) of the Act for an initial applicability provision.
- ^{xv} See SECTION 71 (5) of the Act for an initial applicability provision.
- ^{xvi} See SECTION 71 (5m) of the Act for an initial applicability provision.
- ^{xvii} See SECTIONS 65 and 66 of the Act for initial applicability provisions.
- ^{xviii} See SECTION (6m) of the Act for an initial applicability provision.
- ^{xix} See SECTION 71 (9) of the Act for an initial applicability provision.

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