

1993 Assembly Bill 288

Date of enactment: **March 11, 1994**
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1993 WISCONSIN ACT 141

AN ACT to create 452.05 (1m) of the statutes, **relating to:** requiring the department of regulation and licensing to include on the proper form a statement that the seller of commercial real property represents that the property is not a historic building.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 452.05 (1m) of the statutes is created to read:

452.05 (1m) (a) In this subsection:

1. "Certified local register of historic property" means a register of historic property that is part of a historic preservation ordinance enacted by a city, village, town or county if the ordinance is certified by the state historical society under s. 44.44.
2. "Commercial real property" means real property that is classified as commercial under s. 70.32 (2) (a) 2. or (b) 2.
3. "Historic building" means a building that fulfills at least one of the following requirements:

- a. Is listed on a certified local register of historic property, if that fact is specified in a statement recorded in the office of the register of deeds for the county in which the commercial real estate is located.

- b. Is included in a district that is listed on a certified local register of historic property, if that fact is specified in a statement recorded in the office of the register of deeds for the county in which the commercial real estate is located, and has been determined by the city, village, town or county to contribute to the historic significance of the district.

- (b) In preparing the form for the offer to purchase commercial real property under sub. (1) (b), the department shall include a statement that the seller represents to the buyer that the seller has no notice or knowledge that the commercial real property is a historic building.
