



State of Wisconsin  
2017 - 2018 LEGISLATURE

LRB-2442/1  
CMH:amn&kjf

## 2017 SENATE BILL 145

March 29, 2017 - Introduced by Senators KAPENGA, COWLES, CRAIG, DARLING, FEYEN, NASS and STROEBEL, cosponsored by Representatives HUTTON, SANFELIPPO, BRANDTJEN, DUCHOW, GANNON, HORLACHER, JARCHOW, KATZMA, KREMER, KULP, MURPHY, PETERSEN, QUINN, THIESFELDT, TITTL and TUSLER. Referred to Committee on Government Operations, Technology and Consumer Protection.

1     **AN ACT** *to renumber and amend* 16.84 (5); and *to create* 16.84 (5) (b) of the  
2           statutes; **relating to:** state leases for real property.

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***Analysis by the Legislative Reference Bureau***

Under current law, the Department of Administration has the general responsibility for leasing real property by the state. Under this bill, DOA, when entering into or renewing a lease, must conduct a cost-benefit analysis comparing the proposed lease to the purchase of the space or another suitable space and must evaluate comparable lease options within a 10-mile radius to ensure that the proposed lease rates do not exceed lease rates on comparable properties or the market rate by more than 5 percent. In addition, under the bill, if a proposed lease involves an annual rent of more than \$500,000, it must be signed by the secretary of administration and DOA must submit the proposed lease, as well as the cost-benefit analysis and evaluation of comparable lease rates, to the Joint Committee on Finance for a 14-day passive review.

For further information see the **state** fiscal estimate, which will be printed as an appendix to this bill.

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

3           **SECTION 1.** 16.84 (5) of the statutes is renumbered 16.84 (5) (a) and amended  
4           to read:

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1           16.84 (5) (a) Have responsibility, subject to approval of the governor, for all  
2 functions relating to the leasing, acquisition, allocation, and utilization of all real  
3 property by the state, except where such responsibility is otherwise provided by the  
4 statutes. In exercising this connection responsibility, the department shall may not  
5 enter into, extend, or renew a lease involving an annual rent of more than \$500,000  
6 unless the secretary signs the lease, a copy of the proposed lease is submitted  
7 electronically to the chief clerk of each house for distribution, and the department  
8 notifies the joint committee on finance of the proposed lease and provides the  
9 committee with the information under par. (b) as well as a summary report of that  
10 information, including the terms of the lease and the lease rate per square foot of the  
11 proposed property and the comparable options. If the cochairpersons of the joint  
12 committee on finance do not notify the secretary that the committee has scheduled  
13 a meeting for the purpose of reviewing the proposed lease within 14 working days  
14 after the date of the notification, the lease may be entered into, extended, or renewed.  
15 If, within 14 working days after the date of the notification, the cochairpersons of the  
16 committee notify the secretary that the committee has scheduled a meeting for the  
17 purpose of reviewing the proposed lease, the lease may be entered into, extended, or  
18 renewed only upon approval of the committee.

19           (c) When exercising the responsibility under par. (a), with the governor's  
20 approval, require physical consolidation of office space utilized by any executive  
21 branch agency, as defined in s. 16.70 (4), having fewer than 50 authorized full-time  
22 equivalent positions with office space utilized by another executive branch agency,  
23 whenever feasible. The department shall lease

