



State of Wisconsin  
1997 - 1998 LEGISLATURE

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**SENATE AMENDMENT 1,  
TO 1997 SENATE BILL 369**

April 28, 1998 – Offered by COMMITTEE ON BUSINESS, ECONOMIC DEVELOPMENT AND  
URBAN AFFAIRS.

1           At the locations indicated, amend the bill as follows:

2           **1.** Page 3, line 11: delete lines 11 to 14 and substitute:

3           “(3) NOTICE OF INTENT TO CLAIM LIEN. A broker has a lien under sub. (2) (a) or  
4           (b) only if the broker files or records a written notice of intent to claim a lien under  
5           this section at the office of the register of deeds for the county in which the  
6           commercial real estate is located and delivers a copy of the notice to the person owing  
7           the commission under sub. (2) (a) or (b). A broker has a lien under sub. (2) (c) only  
8           if the broker provides a written notice of intent to claim a lien under this section to  
9           the person owing the compensation under sub. (2) (c). All notices required under this  
10          subsection shall be provided within the following time periods:”

11          **2.** Page 3, line 15: on lines 15 and 17, delete “72 hours” and substitute “30  
12          days”.

1           **3.** Page 3, line 23: delete lines 23 and 24 and substitute “commercial real estate  
2 is located. The lien must be perfected no later than the following:”.

3           **4.** Page 4, line 1: delete lines 1 and 2 and substitute:

4           “1. In the case of a lien under sub. (2) (a) or (b), 3 days prior to the date that the  
5 conveyance documents are recorded with the register of deeds in the county where  
6 the real property, that is the subject of the listing contract or buyer agency contract,  
7 is located.

8           2. In the case of a lien under sub. (2) (c), 90 days after the later of the following:”.

9           **5.** Page 4, line 3: delete “2.” and substitute “a.”.

10          **6.** Page 4, line 4: delete “subdivision” and substitute “subd. 2. a.”.

11          **7.** Page 4, line 6: delete that line and substitute “lease or management  
12 agreement.”.

13          **8.** Page 4, line 7: delete “3.” and substitute “b.”.

14          **9.** Page 4, line 9: delete “subdivision” and substitute “subd. 2. b.”.

15          **10.** Page 4, line 10: delete that line and substitute “that the payment of it is  
16 due under the”.

17          **11.** Page 4, line 11: delete “or the”.

18          **12.** Page 4, line 25: after that line insert:

19          “(4m) DUTY OF REGISTER OF DEEDS. If a notice of lien meets the requirements  
20 under sub. (4), the register of deeds shall accept the notice of lien for filing. The  
21 register of deeds shall index the notice of lien under the name of the owner or acquirer  
22 of the commercial real estate who is subject to the lien.”.

