

**1999 ASSEMBLY BILL 807**

1     **AN ACT** *to repeal* 101.90, 101.96 and 196.01 (3m); *to renumber* 101.91 (2e); *to*  
2     *renumber and amend* 101.91 (2g), 101.91 (2m), 101.91 (3), 101.91 (4) and  
3     101.9218; *to amend* 100.21 (1) (a), 101.19 (1) (e), 101.71 (6) (b), 101.91 (intro.),  
4     101.91 (1g), 101.91 (2) (intro.), 101.91 (5), 101.91 (6), 101.92 (1), 101.92 (2),  
5     101.92 (3), 101.92 (4), 101.92 (5) to (8), 101.9202 (1), 101.9202 (3), 101.9203,  
6     101.9204 (1) (b) to (g), 101.9205 (1) and (3), 101.9206 (1) (c) and (d), (2) (a) 2. and  
7     (3) (a) and (b) 1. and 2., 101.9208 (1) (a), (c), (d), (dm) and (g), 101.9209 (title),  
8     (1) to (4) and (5) (a) and (b), 101.921, 101.9211 (1) to (3), (4) (a) (intro.), (b) 1.  
9     (intro.), b. and c. and 2. to 4., (c) and (d), 101.9212 (3), 101.9213 (1), (3) and (5)  
10    to (8), 101.9214 (intro.), 101.9215 (1), 101.9216 (1), (2) and (4), 101.9217 (2) (a),  
11    101.9219 (2) (intro.) and (a) and (3) (a) and (b), 101.922 (1) (b), 101.9221 (1) (a),  
12    (3) and (4), 101.9222 (title), 101.9222 (1) to (3) and (5) (a) (intro.) and (b), 101.93,  
13    101.935 (title), 101.935 (1), (2) (a) and (d) and (2m), 101.94 (3), (4) (intro.), (a)  
14    and (b) (intro.) and 1. to 3. and (5), 101.94 (7), 101.94 (8) (a), 101.95, 101.951

**ASSEMBLY BILL 807**

1 (title), 101.951 (1) and (6) (n), 101.952 (title), 101.952 (1), (2) (a), (3), (5) and (6),  
2 101.953 (1) (intro.) and (a) to (d), (3) and (4), 101.954, 101.955 (1), 101.965 (3),  
3 138.056 (1) (b), 138.056 (1) (c), 138.09 (7) (jm) 1. b., 196.01 (3n), 196.01 (3p),  
4 196.01 (3s), 196.26 (1m), 196.85 (2g), 341.05 (26) (a), 422.201 (12m), 422.209  
5 (1m) (a) 2. and 422.413 (2g) (intro.); **to repeal and recreate** 101.9218 (title);  
6 and **to create** 101.91 (2) (c), 101.9218 (2) and 138.056 (1) (bm) of the statutes;  
7 **relating to:** the regulation of mobile homes and manufactured homes and the  
8 financing of certain mobile home and manufactured home transactions.

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

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

9 **SECTION 1.** 100.21 (1) (a) of the statutes is amended to read:

10 100.21 (1) (a) “Dwelling unit” means a dwelling, as defined under s. 101.61, a  
11 manufactured building, as defined under s. 101.71, a manufactured home ~~or mobile~~  
12 ~~home~~, as defined under s. 101.91 (2), or a multifamily dwelling, as defined under s.  
13 101.971 (2).

14 **SECTION 2.** 101.19 (1) (e) of the statutes is amended to read:

15 101.19 (1) (e) The review of plans, construction inspections, department labels  
16 and licensing of manufacturers of manufactured homes ~~and mobile homes~~.

17 **SECTION 3.** 101.71 (6) (b) of the statutes is amended to read:

18 101.71 (6) (b) “Manufactured building” does not mean any manufactured home  
19 ~~or mobile home~~ under s. 101.91 or any building of open construction which is not  
20 subject to par. (a) 2.

21 **SECTION 4.** 101.90 of the statutes is repealed.

**ASSEMBLY BILL 807**

1           **SECTION 5.** 101.91 (intro.) of the statutes is amended to read:

2           **101.91 Definitions.** (intro.) In ss. ~~101.90 to 101.96~~ this subchapter:

3           **SECTION 6.** 101.91 (1g) of the statutes, as created by 1999 Wisconsin Act 9, is  
4 amended to read:

5           101.91 **(1g)** “Delivery date” means the date on which a ~~mobile~~ manufactured  
6 home is physically delivered to the site chosen by the ~~mobile home~~ owner of the  
7 manufactured home.

8           **SECTION 7.** 101.91 (2) (intro.) of the statutes is amended to read:

9           101.91 **(2)** (intro.) “Manufactured home” means ~~either~~ any of the following:

10          **SECTION 8.** 101.91 (2) (c) of the statutes is created to read:

11          101.91 **(2)** (c) A mobile home, unless a mobile home is specifically excluded  
12 under the applicable statute.

13          **SECTION 9.** 101.91 (2e) of the statutes, as affected by 1999 Wisconsin Act 9, is  
14 renumbered 101.91 (2k).

15          **SECTION 10.** 101.91 (2g) of the statutes, as created by 1999 Wisconsin Act 9, is  
16 renumbered 101.91 (2b), and 101.91 (2b) (intro.) and (e) of the statutes, as  
17 renumbered, are amended to read:

18          101.91 **(2b)** (intro.) “~~Mobile~~ Manufactured home dealer” means a person who,  
19 for a commission or other thing of value, sells, exchanges, buys or rents, or offers or  
20 attempts to negotiate a sale or exchange of an interest in, ~~mobile~~ manufactured  
21 homes or who is engaged wholly or partially in the business of selling ~~mobile~~  
22 manufactured homes, whether or not the ~~mobile~~ manufactured homes are owned by  
23 the person, but does not include:

**ASSEMBLY BILL 807****SECTION 10**

1 (e) A person transferring a ~~mobile~~ manufactured home used for that person's  
2 personal, family or household purposes, if the transfer is an occasional sale and is  
3 not part of the business of the transferor.

4 **SECTION 11.** 101.91 (2m) of the statutes, as created by 1999 Wisconsin Act 9,  
5 is renumbered 101.91 (2d) and amended to read:

6 101.91 (2d) “~~Mobile~~ Manufactured home owner” means any person who  
7 purchases, or leases from another, a ~~mobile~~ manufactured home primarily for use for  
8 personal, family or household purposes.

9 **SECTION 12.** 101.91 (3) of the statutes, as affected by 1999 Wisconsin Act 9, is  
10 renumbered 101.91 (2f) and amended to read:

11 101.91 (2f) “~~Mobile~~ Manufactured home park” means any plot or plots of  
12 ground upon which 3 or more ~~mobile homes or~~ manufactured homes that are  
13 occupied for dwelling or sleeping purposes are located. “~~Mobile~~ Manufactured home  
14 park” does not include a farm where the occupants of the ~~mobile homes or~~  
15 manufactured homes are the father, mother, son, daughter, brother or sister of the  
16 farm owner or operator or where the occupants of the ~~mobile homes or~~ manufactured  
17 homes work on the farm.

18 **SECTION 13.** 101.91 (4) of the statutes, as created by 1999 Wisconsin Act 9, is  
19 renumbered 101.91 (2h) and amended to read:

20 101.91 (2h) “~~Mobile~~ Manufactured home salesperson” means any person who  
21 is employed by a ~~mobile~~ manufactured home manufacturer or ~~mobile~~ manufactured  
22 home dealer to sell or lease ~~mobile~~ manufactured homes.

23 **SECTION 14.** 101.91 (5) of the statutes, as created by 1999 Wisconsin Act 9, is  
24 amended to read:

**ASSEMBLY BILL 807**

1           101.91 (5) “New ~~mobile~~ manufactured home” means a ~~mobile~~ manufactured  
2 home that has never been occupied, used or sold for personal or business use.

3           **SECTION 15.** 101.91 (6) of the statutes, as created by 1999 Wisconsin Act 9, is  
4 amended to read:

5           101.91 (6) “Used ~~mobile~~ manufactured home” means a ~~mobile~~ manufactured  
6 home that has previously been occupied, used or sold for personal or business use.

7           **SECTION 16.** 101.92 (1) of the statutes is amended to read:

8           101.92 (1) Shall adopt, administer and enforce rules for the safe and sanitary  
9 design and construction of manufactured homes ~~and mobile homes~~ that are  
10 manufactured, distributed, sold or offered for sale in this state.

11           **SECTION 17.** 101.92 (2) of the statutes is amended to read:

12           101.92 (2) Shall license all manufacturers desiring to sell or distribute for sale  
13 manufactured homes ~~or mobile homes~~ in this state.

14           **SECTION 18.** 101.92 (3) of the statutes is amended to read:

15           101.92 (3) Shall review annually the rules adopted under ~~ss. 101.90 to 101.96,~~  
16 ~~and may revise rules upon recommendation by the advisory committee appointed~~  
17 ~~under s. 101.96~~ this subchapter.

18           **SECTION 19.** 101.92 (4) of the statutes is amended to read:

19           101.92 (4) Shall provide for announced or unannounced inspection of  
20 manufacturing facilities, processes, fabrication and assembly of manufactured  
21 homes ~~and mobile homes~~ to ensure compliance with the rules adopted under ~~ss.~~  
22 ~~101.90 to 101.96~~ this subchapter.

23           **SECTION 20.** 101.92 (5) to (8) of the statutes are amended to read:

24           101.92 (5) Shall establish standards for certification of inspection and testing  
25 agencies which shall include standards for in-plant inspection of manufacturing

**ASSEMBLY BILL 807****SECTION 20**

1 facilities, processes, fabrication and assembly of manufactured homes and mobile  
2 homes and for issuance of or acceptance of a label of approval.

3 (6) May enter into reciprocal agreements with other states regarding the  
4 design, construction, inspection and labeling of mobile manufactured homes where  
5 the laws or rules of other states meet the intent of ~~ss. 101.90 to 101.96~~ this subchapter  
6 and where the laws or rules are actually enforced.

7 (7) Shall establish a staff for the administration and enforcement of ~~ss. 101.90~~  
8 ~~to 101.96~~ this subchapter.

9 (8) May revoke the license of any manufacturer who violates ~~ss. 101.90 to~~  
10 ~~101.96~~ this subchapter or any rules promulgated thereunder.

11 **SECTION 21.** 101.9202 (1) of the statutes, as created by 1999 Wisconsin Act 9,  
12 is amended to read:

13 101.9202 (1) A lien given by statute or rule of law to a supplier of services or  
14 materials for the mobile manufactured home.

15 **SECTION 22.** 101.9202 (3) of the statutes, as created by 1999 Wisconsin Act 9,  
16 is amended to read:

17 101.9202 (3) A security interest in a mobile manufactured home created by a  
18 mobile manufactured home dealer or manufacturer who holds the mobile  
19 manufactured home for sale, which shall be governed by the applicable provisions  
20 of ch. 409.

21 **SECTION 23.** 101.9203 of the statutes, as created by 1999 Wisconsin Act 9, is  
22 amended to read:

23 **101.9203 When certificate of title required.** (1) The owner of a mobile  
24 manufactured home situated in this state or intended to be situated in this state

**ASSEMBLY BILL 807**

1 shall make application for certificate of title under s. 101.9209 for the ~~mobile~~  
2 manufactured home if the owner has newly acquired the ~~mobile~~ manufactured home.

3 (2) Any owner who situates in this state a ~~mobile~~ manufactured home for which  
4 a certificate of title is required without such ~~the~~ the certificate of title having been issued  
5 or applied for, knowing that the certificate of title has not been issued or applied for,  
6 may be required to forfeit not more than \$200. A certificate of title is considered to  
7 have been applied for when the application accompanied by the required fee has been  
8 delivered to the department or deposited in the mail properly addressed and with  
9 postage prepaid.

10 (3) Unless otherwise authorized by rule of the department, a nonresident  
11 owner of a ~~mobile~~ manufactured home situated in this state may not apply for a  
12 certificate of title under this subchapter unless the ~~mobile~~ manufactured home is  
13 subject to a security interest or except as provided in s. 101.9209 (1) (a).

14 **SECTION 24.** 101.9204 (1) (b) to (g) of the statutes, as created by 1999 Wisconsin  
15 Act 9, are amended to read:

16 101.9204 (1) (b) A description of the ~~mobile~~ manufactured home, including  
17 make, model, identification number and any other information or documentation  
18 that the department may reasonably require for proper identification of the ~~mobile~~  
19 manufactured home.

20 (c) The date of purchase by the applicant, the name and address of the person  
21 from whom the ~~mobile~~ manufactured home was acquired and the names and  
22 addresses of any secured parties in the order of their priority.

23 (d) If the ~~mobile~~ manufactured home is a new ~~mobile~~ manufactured home being  
24 titled for the first time, the signature of the ~~mobile~~ manufactured home dealer. The  
25 document of origin shall contain the information specified by the department.

**ASSEMBLY BILL 807****SECTION 24**

1 (e) Any further evidence of ownership which the department may reasonably  
2 require to enable it to determine whether the owner is entitled to a certificate of title  
3 and the existence or nonexistence of security interests in the ~~mobile~~ manufactured  
4 home.

5 (f) If the identification number of the ~~mobile~~ manufactured home has been  
6 removed, obliterated or altered, or if the original casting has been replaced, or if the  
7 ~~mobile~~ manufactured home has not been numbered by the manufacturer, the  
8 application for certificate of title shall so state.

9 (g) If the ~~mobile~~ manufactured home is a used ~~mobile~~ manufactured home  
10 which was last previously titled in another jurisdiction, the applicant shall furnish  
11 any certificate of ownership issued by the other jurisdiction and a statement  
12 pertaining to the title history and ownership of the ~~mobile~~ manufactured home, such  
13 statement to be in the form that the department prescribes.

14 **SECTION 25.** 101.9205 (1) and (3) of the statutes, as created by 1999 Wisconsin  
15 Act 9, are amended to read:

16 101.9205 (1) The department shall maintain a record of each application for  
17 certificate of title received by it and, when satisfied as to its genuineness and  
18 regularity and that the applicant is entitled to the issuance of a certificate of title,  
19 shall issue and deliver a certificate to the owner of the ~~mobile~~ manufactured home.

20 (3) The department shall charge a fee of not less than \$2 for conducting a file  
21 search of ~~mobile~~ manufactured home title records.

22 **SECTION 26.** 101.9206 (1) (c) and (d), (2) (a) 2. and (3) (a) and (b) 1. and 2. of the  
23 statutes, as created by 1999 Wisconsin Act 9, are amended to read:

24 101.9206 (1) (c) The title number assigned to the ~~mobile~~ manufactured home.

**ASSEMBLY BILL 807**

1 (d) A description of the ~~mobile~~ manufactured home, including make, model and  
2 identification number.

3 (2) (a) 2. Reassignment and warranty of title by a ~~mobile~~ manufactured home  
4 dealer.

5 (3) (a) Unless the applicant fulfills the requirements of par. (b), the department  
6 shall issue a distinctive certificate of title for a ~~mobile~~ manufactured home last  
7 previously registered in another jurisdiction if the laws of the other jurisdiction do  
8 not require that secured parties be named on a certificate of title to perfect their  
9 security interests. The certificate shall contain the legend “This ~~mobile~~  
10 manufactured home may be subject to an undisclosed security interest” and may  
11 contain any other information that the department prescribes. If the department  
12 receives no notice of a security interest in the ~~mobile~~ manufactured home within 4  
13 months from the issuance of the distinctive certificate of title, the department shall,  
14 upon application and surrender of the distinctive certificate, issue a certificate of  
15 title in ordinary form.

16 (b) 1. The applicant is a ~~mobile~~ manufactured home dealer and is financially  
17 responsible as substantiated by the last financial statement on file with the  
18 department, a finance company licensed under s. 138.09, a bank organized under the  
19 laws of this state, or a national bank located in this state.

20 2. The applicant has filed with the department a bond in the form prescribed  
21 by the department and executed by the applicant, and either accompanied by the  
22 deposit of cash with the department or also executed by a person authorized to  
23 conduct a surety business in this state. The bond shall be in an amount equal to 1.5  
24 times the value of the ~~mobile~~ manufactured home as determined by the department  
25 and conditioned to indemnify any prior owner and secured party and any subsequent

**ASSEMBLY BILL 807****SECTION 26**

1 purchaser of the ~~mobile~~ manufactured home or person acquiring any security  
2 interest in it, and their respective successors in interest, against any expense, loss  
3 or damage, including reasonable attorney fees, by reason of the issuance of the  
4 certificate of title of the ~~mobile~~ manufactured home or on account of any defect in or  
5 undisclosed security interest upon the right, title and interest of the applicant in and  
6 to the ~~mobile~~ manufactured home. Any such interested person has a right of action  
7 to recover on the bond for any breach of its conditions, but the aggregate liability of  
8 the surety to all persons shall not exceed the amount of the bond. The bond, and any  
9 deposit accompanying it, shall be returned at the end of 5 years or prior thereto if,  
10 apart from this section, a nondistinctive certificate of title could then be issued for  
11 the ~~mobile~~ manufactured home.

12 **SECTION 27.** 101.9208 (1) (a), (c), (d), (dm) and (g) of the statutes, as created by  
13 1999 Wisconsin Act 9, are amended to read:

14 101.9208 (1) (a) For filing an application for the first certificate of title, \$8.50,  
15 by the owner of the ~~mobile~~ manufactured home.

16 (c) For the original notation and subsequent release of each security interest  
17 noted upon a certificate of title, a single fee of \$4 by the owner of the ~~mobile~~  
18 manufactured home.

19 (d) For a certificate of title after a transfer, \$8.50, by the owner of the ~~mobile~~  
20 manufactured home.

21 (dm) Upon filing an application under par. (a) or (d), a supplemental title fee  
22 of \$7.50 by the owner of the ~~mobile~~ manufactured home, except that this fee shall be  
23 waived with respect to an application under par. (d) for transfer of a decedent's  
24 interest in a ~~mobile~~ manufactured home to his or her surviving spouse. The fee  
25 specified under this paragraph is in addition to any other fee specified in this section.

**ASSEMBLY BILL 807**

1 (g) For a replacement certificate of title, \$8, by the owner of the ~~mobile~~  
2 manufactured home.

3 **SECTION 28.** 101.9209 (title), (1) to (4) and (5) (a) and (b) of the statutes, as  
4 created by 1999 Wisconsin Act 9, are amended to read:

5 **101.9209** (title) **Transfer of interest in a ~~mobile~~ manufactured home.**

6 **(1)** (a) If an owner transfers an interest in a ~~mobile~~ manufactured home, other than  
7 by the creation of a security interest, the owner shall, at the time of the delivery of  
8 the ~~mobile~~ manufactured home, execute an assignment and warranty of title to the  
9 transferee in the space provided therefor on the certificate, and cause the certificate  
10 to be mailed or delivered to the transferee.

11 (b) Any person who holds legal title of a ~~mobile~~ manufactured home with one  
12 or more other persons may transfer ownership of the ~~mobile~~ manufactured home  
13 under this subsection if legal title to the ~~mobile~~ manufactured home is held in the  
14 names of such persons in the alternative, including a ~~mobile~~ manufactured home  
15 held in a form designating the holder by the words “(name of one person) or (name  
16 of other person)”.

17 **(2)** Promptly after delivery to him or her of the ~~mobile~~ manufactured home, the  
18 transferee shall execute the application for a new certificate of title in the space  
19 provided therefor on the certificate or as the department prescribes, and cause the  
20 certificate and application to be mailed or delivered to the department.

21 **(3)** A transfer by an owner is not effective until the provisions of this section  
22 have been complied with. An owner who has delivered possession of the ~~mobile~~  
23 manufactured home to the transferee and has complied with the provisions of this  
24 section requiring action by him or her is not liable as owner for any damages  
25 thereafter resulting from use of the mobile home.

**ASSEMBLY BILL 807****SECTION 28**

1           **(4)** Any owner of a ~~mobile~~ manufactured home for which a certificate of title  
2 has been issued, who upon transfer of the ~~mobile~~ manufactured home fails to execute  
3 and deliver the assignment and warranty of title required by sub. (1), may be  
4 required to forfeit not more than \$500.

5           **(5)** (a) Any transferee of a mobile home who fails to make application for a new  
6 certificate of title immediately upon transfer to him or her of a ~~mobile~~ manufactured  
7 home may be required to forfeit not more than \$200.

8           (b) Any transferee of a ~~mobile~~ manufactured home who, with intent to defraud,  
9 fails to make application for a new certificate of title immediately upon transfer to  
10 him or her of a ~~mobile~~ manufactured home may be fined not more than \$1,000 or  
11 imprisoned for not more than 30 days or both.

12           **SECTION 29.** 101.921 of the statutes, as created by 1999 Wisconsin Act 9, is  
13 amended to read:

14           **101.921 Transfer to or from dealer.** **(1)** (a) Except as provided in par. (b),  
15 if a ~~mobile~~ manufactured home dealer acquires a ~~mobile~~ manufactured home and  
16 holds it for resale or accepts a ~~mobile~~ manufactured home for sale on consignment,  
17 the ~~mobile~~ manufactured home dealer may not submit to the department the  
18 certificate of title or application for certificate of title naming the ~~mobile~~  
19 manufactured home dealer as owner of the ~~mobile~~ manufactured home. Upon  
20 transferring the ~~mobile~~ manufactured home to another person, the ~~mobile~~  
21 manufactured home dealer shall immediately give the transferee, on a form  
22 prescribed by the department, a receipt for all title, security interest and sales tax  
23 moneys paid to the ~~mobile~~ manufactured home dealer for transmittal to the  
24 department when required. The ~~mobile~~ manufactured home dealer shall promptly  
25 execute the assignment and warranty of title, showing the name and address of the

**ASSEMBLY BILL 807**

1 transferee and of any secured party holding a security interest created or reserved  
2 at the time of the resale or sale on consignment, in the spaces provided therefor on  
3 the certificate or as the department prescribes. Within 7 business days following the  
4 sale or transfer, the ~~mobile~~ manufactured home dealer shall mail or deliver the  
5 certificate or application for certificate to the department with the transferee's  
6 application for a new certificate. A nonresident who purchases a ~~mobile~~  
7 manufactured home from a ~~mobile~~ manufactured home dealer in this state may not,  
8 unless otherwise authorized by rule of the department, apply for a certificate of title  
9 issued for the ~~mobile~~ manufactured home in this state unless the ~~mobile~~  
10 manufactured home dealer determines that a certificate of title is necessary to  
11 protect the interests of a secured party. The ~~mobile~~ manufactured home dealer is  
12 responsible for determining whether a certificate of title and perfection of security  
13 interest is required. The ~~mobile~~ manufactured home dealer is liable for any damages  
14 incurred by the department or any secured party for the ~~mobile~~ manufactured home  
15 dealer's failure to perfect a security interest which the ~~mobile~~ manufactured home  
16 dealer had knowledge of at the time of sale.

17 (b) Except when all available spaces for a ~~mobile~~ manufactured home dealer's  
18 reassignment on a certificate of title have been completed or as otherwise authorized  
19 by rules of the department, a ~~mobile~~ manufactured home dealer who acquires a  
20 ~~mobile~~ manufactured home and holds it for resale or accepts a ~~mobile~~ manufactured  
21 home for sale on consignment may not apply for a certificate of title naming the  
22 ~~mobile~~ manufactured home dealer as owner of the ~~mobile~~ manufactured home.

23 (c) Unless exempted by rule of the department, a ~~mobile~~ manufactured home  
24 dealer who acquires a ~~mobile~~ manufactured home and holds it for resale shall make  
25 application for a certificate of title naming the ~~mobile~~ manufactured home dealer as

**ASSEMBLY BILL 807****SECTION 29**

1 owner of the ~~mobile~~ manufactured home when all of the available spaces for a ~~mobile~~  
2 manufactured home dealer's reassignment on the certificate of title for such ~~mobile~~  
3 manufactured home have been completed.

4 (2) Every ~~mobile~~ manufactured home dealer shall maintain for 5 years a record  
5 of every ~~mobile~~ manufactured home bought, sold or exchanged, or received for sale  
6 or exchange. The record shall be open to inspection by a representative of the  
7 department or by a peace officer during reasonable business hours. The dealer shall  
8 maintain the record in the form prescribed by the department.

9 (3) Any ~~mobile~~ manufactured home dealer who fails to comply with this section  
10 may be required to forfeit not more than \$200.

11 **SECTION 30.** 101.9211 (1) to (3), (4) (a) (intro.), (b) 1. (intro.), b. and c. and 2. to  
12 4., (c) and (d) of the statutes, as created by 1999 Wisconsin Act 9, are amended to read:

13 101.9211 (1) If the interest of an owner in a ~~mobile~~ manufactured home passes  
14 to another other than by voluntary transfer, the transferee shall, except as provided  
15 in sub. (2), promptly mail or deliver to the department the last certificate of title, if  
16 available, and the documents required by the department to legally effect such  
17 transfer, and an application for a new certificate in the form that the department  
18 prescribes.

19 (2) If the interest of the owner is terminated or the ~~mobile~~ manufactured home  
20 is sold under a security agreement by a secured party named in the certificate of title,  
21 the transferee shall promptly mail or deliver to the department the last certificate  
22 of title, an application for a new certificate in the form that the department  
23 prescribes, and a statement made by or on behalf of the secured party that the ~~mobile~~  
24 manufactured home was repossessed and that the interest of the owner was lawfully  
25 terminated or sold under the terms of the security agreement.

**ASSEMBLY BILL 807**

1           **(3)** A person holding a certificate of title whose interest in the ~~mobile~~  
2 manufactured home has been extinguished or transferred other than by voluntary  
3 transfer shall mail or deliver the certificate to the department upon request of the  
4 department. The delivery of the certificate pursuant to the request of the  
5 department does not affect the rights of the person surrendering the certificate, and  
6 the action of the department in issuing a new certificate of title is not conclusive upon  
7 the rights of an owner or secured party named in the old certificate.

8           **(4)** (a) (intro.) In all cases of the transfer of a ~~mobile~~ manufactured home owned  
9 by a decedent, except under par. (b), ward, trustee or bankrupt, the department shall  
10 accept as sufficient evidence of the transfer of ownership all of the following:

11           (b) 1. (intro.) The department shall transfer the decedent's interest in any  
12 ~~mobile~~ manufactured home to his or her surviving spouse upon receipt of the title  
13 executed by the surviving spouse and a statement by the spouse which shall state  
14 all of the following:

15           b. The approximate value and description of the ~~mobile~~ manufactured home.

16           c. That the spouse is personally liable for the decedent's debts and charges to  
17 the extent of the value of the ~~mobile~~ manufactured home, subject to s. 859.25.

18           2. The transfer shall not affect any liens upon the ~~mobile~~ manufactured home.

19           3. Except as provided in subd. 4., this paragraph is limited to no more than 5  
20 ~~mobile~~ manufactured homes titled in this state that are less than 20 years old at the  
21 time of the transfer under this paragraph. There is no limit on transfer under this  
22 paragraph of ~~mobile~~ manufactured homes titled in this state that are 20 or more  
23 years old at the time of transfer under this paragraph.

24           4. The limit in subd. 3. does not apply if the surviving spouse is proceeding  
25 under s. 867.03 (1g) and the total value of the decedent's solely owned property in the

**ASSEMBLY BILL 807****SECTION 30**

1 state, including the ~~mobile~~ manufactured homes transferred under this paragraph,  
2 does not exceed \$10,000.

3 (c) Upon compliance with this subsection, the department shall bear neither  
4 liability nor responsibility for the transfer of such ~~mobile~~ manufactured homes in  
5 accordance with this section.

6 (d) This subsection does not apply to transfer of interest in a ~~mobile~~  
7 manufactured home under s. 101.9209 (1) (b).

8 **SECTION 31.** 101.9212 (3) of the statutes, as created by 1999 Wisconsin Act 9,  
9 is amended to read:

10 101.9212 (3) The department shall retain for 5 years a record of every  
11 surrendered certificate of title, the record to be maintained so as to permit the tracing  
12 of title of the ~~mobile~~ manufactured home designated therein.

13 **SECTION 32.** 101.9213 (1), (3) and (5) to (8) of the statutes, as created by 1999  
14 Wisconsin Act 9, are amended to read:

15 101.9213 (1) Unless excepted by s. 101.9202, a security interest in a ~~mobile~~  
16 manufactured home of a type for which a certificate of title is required is not valid  
17 against creditors of the owner or subsequent transferees or secured parties of the  
18 ~~mobile~~ manufactured home unless perfected as provided in ss. 101.9202 to 101.9218.

19 (3) If a secured party whose name and address is contained on the certificate  
20 of title for a ~~mobile~~ manufactured home acquires a new or additional security interest  
21 in the ~~mobile~~ manufactured home, such security interest is perfected at the time of  
22 its attachment under s. 409.203.

23 (5) The rules of priority stated in s. 409.312, and the other sections therein  
24 referred to, shall, to the extent appropriate, apply to conflicting security interests in  
25 a ~~mobile~~ manufactured home of a type for which a certificate of title is required, or

**ASSEMBLY BILL 807**

1 in a previously certificated ~~mobile~~ manufactured home, as defined in s. 101.9222 (1).

2 A security interest perfected under this section or under s. 101.9222 (4) or (5) is a  
3 security interest perfected otherwise than by filing for purposes of s. 409.312.

4 **(6)** The rules stated in ss. 409.501 to 409.507 governing the rights and duties  
5 of secured parties and debtors and the requirements for, and effect of, disposition of  
6 a ~~mobile~~ manufactured home by a secured party, upon default shall, to the extent  
7 appropriate, govern the rights of secured parties and owners with respect to security  
8 interests in ~~mobile~~ manufactured homes perfected under ss. 101.9202 to 101.9218.

9 **(7)** If a ~~mobile~~ manufactured home is subject to a security interest when  
10 brought into this state, s. 409.103 (1), (2) and (3) states the rules which apply to  
11 determine the validity and perfection of the security interest in this state.

12 **(8)** Upon request of a person who has perfected a security interest under this  
13 section, as shown by the records of the department, in a ~~mobile~~ manufactured home  
14 titled in this state, whenever the department receives information from another  
15 state that the ~~mobile~~ manufactured home is being titled in the other state and the  
16 information does not show that the security interest has been satisfied, the  
17 department shall notify the person. The person shall pay the department a \$2 fee  
18 for each notification.

19 **SECTION 33.** 101.9214 (intro.) of the statutes, as created by 1999 Wisconsin Act  
20 9, is amended to read:

21 **101.9214 Duties on creation of security interest.** (intro.) If an owner  
22 creates a security interest in a ~~mobile~~ manufactured home, unless the name and  
23 address of the secured party already is contained on the certificate of title for the  
24 ~~mobile~~ manufactured home:

**ASSEMBLY BILL 807****SECTION 34**

1           **SECTION 34.** 101.9215 (1) of the statutes, as created by 1999 Wisconsin Act 9,  
2 is amended to read:

3           101.9215 (1) A secured party may assign, absolutely or otherwise, the party's  
4 security interest in the ~~mobile~~ manufactured home to a person other than the owner  
5 without affecting the interest of the owner or the validity of the security interest, but  
6 any person without notice of the assignment is protected in dealing with the secured  
7 party as the holder of the security interest and the secured party remains liable for  
8 any obligations as a secured party until the assignee is named as secured party on  
9 the certificate.

10           **SECTION 35.** 101.9216 (1), (2) and (4) of the statutes, as created by 1999  
11 Wisconsin Act 9, are amended to read:

12           101.9216 (1) Within one month or within 10 days following written demand by  
13 the debtor after there is no outstanding obligation and no commitment to make  
14 advances, incur obligations or otherwise give value, secured by the security interest  
15 in a ~~mobile~~ manufactured home under any security agreement between the owner  
16 and the secured party, the secured party shall execute and deliver to the owner, as  
17 the department prescribes, a release of the security interest in the form and manner  
18 prescribed by the department and a notice to the owner stating in no less than  
19 10–point boldface type the owner's obligation under sub. (2). If the secured party  
20 fails to execute and deliver the release and notice of the owner's obligation as  
21 required by this subsection, the secured party is liable to the owner for \$25 and for  
22 any loss caused to the owner by the failure.

23           (2) The owner, other than a ~~mobile~~ manufactured home dealer holding the  
24 ~~mobile~~ manufactured home for resale, upon receipt of the release and notice of  
25 obligation shall promptly cause the certificate and release to be mailed or delivered

**ASSEMBLY BILL 807**

1 to the department, which shall release the secured party's rights on the certificate  
2 and issue a new certificate.

3 **(4)** Removal of information pertaining to a security interest from the records  
4 of the department under sub. (3) does not affect any security agreement between the  
5 owner of a ~~mobile~~ manufactured home and the holder of security interest in the  
6 ~~mobile~~ manufactured home.

7 **SECTION 36.** 101.9217 (2) (a) of the statutes, as created by 1999 Wisconsin Act  
8 9, is amended to read:

9 101.9217 **(2)** (a) An owner shall promptly deliver the owner's certificate of title  
10 to any secured party who is named on it or who has a security interest in the ~~mobile~~  
11 manufactured home described in it under any other applicable prior law of this state,  
12 upon receipt of a notice from such secured party that the security interest is to be  
13 assigned, extended or perfected. Any owner who fails to deliver the certificate of title  
14 to a secured party requesting it under this paragraph shall be liable to such secured  
15 party for any loss caused to the secured party thereby and may be required to forfeit  
16 not more than \$200.

17 **SECTION 37.** 101.9218 (title) of the statutes, as created by 1999 Wisconsin Act  
18 9, is repealed and recreated to read:

19 **101.9218** (title) **Applicability of manufactured home security**  
20 **provisions.**

21 **SECTION 38.** 101.9218 of the statutes, as created by 1999 Wisconsin Act 9, is  
22 renumbered 101.9218 (1) and amended to read:

23 101.9218 **(1)** METHOD OF PERFECTING EXCLUSIVE. ~~The~~ Except as provided in sub.  
24 (2), the method provided in ss. 101.921 to ~~101.9218~~ 101.9217 of perfecting and giving  
25 notice of security interests subject to ss. 101.921 to ~~101.9218~~ 101.9217 is exclusive.

**ASSEMBLY BILL 807****SECTION 38**

1 Security interests subject to ss. 101.921 to ~~101.9218~~ 101.9217 are hereby exempted  
2 exempt from the provisions of law which otherwise require or relate to the filing of  
3 instruments creating or evidencing security interests.

4 **SECTION 39.** 101.9218 (2) of the statutes is created to read:

5 101.9218 **(2)** FIXTURES EXCLUDED. Notwithstanding ss. 101.921 to 101.9217, the  
6 method provided in ss. 101.921 to 101.9217 of perfecting and giving notice of security  
7 interests does not apply to a manufactured home that is a fixture to real estate.

8 **SECTION 40.** 101.9219 (2) (intro.) and (a) and (3) (a) and (b) of the statutes, as  
9 created by 1999 Wisconsin Act 9, are amended to read:

10 101.9219 **(2)** (intro.) If the department is not satisfied as to the ownership of  
11 the ~~mobile~~ manufactured home or that there are no undisclosed security interests in  
12 it, the department, subject to sub. (3), shall either:

13 (a) Withhold issuance of a certificate of title until the applicant presents  
14 documents reasonably sufficient to satisfy the department as to the applicant's  
15 ownership of the ~~mobile~~ manufactured home and that there are no undisclosed  
16 security interests in it; or

17 **(3)** (a) The applicant is a ~~mobile~~ manufactured home dealer licensed under s.  
18 101.951 and is financially responsible as substantiated by the last financial  
19 statement on file with the department, a finance company licensed under s. 138.09  
20 or 218.01, a bank organized under the laws of this state, or a national bank located  
21 in this state.

22 (b) The applicant has filed with the department a bond in the form prescribed  
23 by the department and executed by the applicant, and either accompanied by the  
24 deposit of cash with the department or also executed by a person authorized to  
25 conduct a surety business in this state. The bond shall be in an amount equal to 1.5

**ASSEMBLY BILL 807**

1 times the value of the ~~mobile~~ manufactured home as determined by the department  
2 and conditioned to indemnify any prior owner and secured party and any subsequent  
3 purchaser of the ~~mobile~~ manufactured home or person acquiring any security  
4 interest in it, and their respective successors in interest, against any expense, loss  
5 or damage, including reasonable attorney fees, by reason of the issuance of the  
6 certificate of title of the ~~mobile~~ manufactured home or on account of any defect in or  
7 undisclosed security interest upon the right, title and interest of the applicant in and  
8 to the ~~mobile~~ manufactured home. Any such interested person has a right of action  
9 to recover on the bond for any breach of its conditions, but the aggregate liability of  
10 the surety to all persons shall not exceed the amount of the bond. The bond, and any  
11 deposit accompanying it, shall be returned at the end of 5 years or prior thereto if,  
12 apart from this section, a nondistinctive certificate of title could then be issued for  
13 the ~~mobile~~ manufactured home, or if the currently valid certificate of title for the  
14 ~~mobile~~ manufactured home is surrendered to the department, unless the  
15 department has been notified of the pendency of an action to recover on the bond.

16 **SECTION 41.** 101.922 (1) (b) of the statutes, as created by 1999 Wisconsin Act  
17 9, is amended to read:

18 101.922 (1) (b) That the ~~mobile~~ manufactured home has been scrapped,  
19 dismantled or destroyed.

20 **SECTION 42.** 101.9221 (1) (a), (3) and (4) of the statutes, as created by 1999  
21 Wisconsin Act 9, are amended to read:

22 101.9221 (1) (a) The person alleged to be the owner of the ~~mobile~~ manufactured  
23 home is not the owner.

24 (3) The applicant is a ~~mobile~~ manufactured home dealer and is prohibited from  
25 applying for a certificate of title under s. 101.921 (1) (a) or (b).

**ASSEMBLY BILL 807****SECTION 42**

1           **(4)** Except as provided in ss. 101.9203 (3) and 101.921 (1) (a) for a certificate  
2 of title and registration for a ~~mobile~~ manufactured home owned by a nonresident, the  
3 applicant is a nonresident and the issuance of a certificate of title has not otherwise  
4 been authorized by rule of the department.

5           **SECTION 43.** 101.9222 (title) of the statutes, as created by 1999 Wisconsin Act  
6 9, is amended to read:

7           **101.9222** (title) **Previously certificated ~~mobile~~ manufactured homes.**

8           **SECTION 44.** 101.9222 (1) to (3) and (5) (a) (intro.) and (b) of the statutes, as  
9 created by 1999 Wisconsin Act 9, are amended to read:

10           101.9222 **(1)** In this section, “previously certificated ~~mobile~~ manufactured  
11 home” means a ~~mobile~~ manufactured home for which a certificate of title has been  
12 issued by the department of transportation prior to July 1, 2000.

13           **(2)** Sections 101.9213 to 101.9218 do not apply to a previously certificated  
14 ~~mobile~~ manufactured home until one of the following occurs:

15           (a) There is a transfer of ownership of the ~~mobile~~ manufactured home.

16           (b) The department of commerce issues a certificate of title of the ~~mobile~~  
17 manufactured home under this chapter.

18           **(3)** If the department is not satisfied that there are no undisclosed security  
19 interests, created before July 1, 2000, in a previously certificated ~~mobile~~  
20 manufactured home, the department shall, unless the applicant fulfills the  
21 requirements of s. 101.9219 (3), issue a distinctive certificate of title of the ~~mobile~~  
22 manufactured home containing the legend “This ~~mobile~~ manufactured home may be  
23 subject to an undisclosed security interest” and any other information that the  
24 department prescribes.

**ASSEMBLY BILL 807**

1           **(5)** (a) (intro.) If a security interest in a previously certificated ~~mobile~~  
2           manufactured home is perfected under any other applicable law of this state on  
3           July 1, 2000, the security interest continues perfected:

4           (b) If a security interest in a previously certificated ~~mobile~~ manufactured home  
5           was created, but was unperfected, under any other applicable law of this state on  
6           July 1, 2000, it may be perfected under par. (a), but such perfection dates only from  
7           the date of the department's receipt of the certificate.

8           **SECTION 45.** 101.93 of the statutes is amended to read:

9           **101.93 Departmental powers and duties. (1)** The department shall adopt  
10           rules relating to plumbing in the design and construction of manufactured homes  
11           and ~~mobile homes~~. The rules shall be consistent with s. 101.94 (1) to (3) and shall  
12           be reviewed annually.

13           **(2)** The department shall establish qualification requirements for and shall  
14           certify persons to perform inspections of the plumbing systems in manufactured  
15           homes and ~~mobile homes~~.

16           **(3)** The department shall review plans and specifications for approval of  
17           plumbing systems in manufactured homes and ~~mobile homes~~.

18           **SECTION 46.** 101.935 (title) of the statutes, as affected by 1999 Wisconsin Act  
19           9, is amended to read:

20           **101.935** (title) **Mobile Manufactured home park regulation.**

21           **SECTION 47.** 101.935 (1), (2) (a) and (d) and (2m) of the statutes, as affected by  
22           1999 Wisconsin Act 9, are amended to read:

23           101.935 **(1)** The department shall license and regulate ~~mobile~~ manufactured  
24           home parks. The department may investigate ~~mobile~~ manufactured home parks  
25           and, with notice, may enter and inspect private property.

**ASSEMBLY BILL 807****SECTION 47**

1           **(2)** (a) The department or a village, city or county granted agent status under  
2 par. (e) shall issue permits to and regulate ~~mobile~~ manufactured home parks. No  
3 person, state or local government who has not been issued a permit under this  
4 subsection may conduct, maintain, manage or operate a ~~mobile~~ manufactured home  
5 park.

6           (d) A permit may not be issued under this subsection until all applicable fees  
7 have been paid. If the payment is by check or other draft drawn upon an account  
8 containing insufficient funds, the permit applicant shall, within 15 days after receipt  
9 of notice from the department of the insufficiency, pay by cashier's check or other  
10 certified draft, money order or cash the fees to the department, late fees and  
11 processing charges that are specified by rules promulgated by the department. If the  
12 permit applicant fails to pay all applicable fees, late fees and the processing charges  
13 within 15 days after the applicant receives notice of the insufficiency, the permit is  
14 void. In an appeal concerning voiding of a permit under this paragraph, the burden  
15 is on the permit applicant to show that the entire applicable fees, late fees and  
16 processing charges have been paid. During any appeal process concerning a  
17 payment dispute, operation of the ~~mobile~~ manufactured home park in question is  
18 considered to be operation without a permit.

19           **(2m)** (a) The department shall inspect a ~~mobile~~ manufactured home park in  
20 the following situations:

- 21           1. Upon completion of the construction of a ~~mobile~~ manufactured home park.
- 22           2. Whenever a ~~mobile~~ manufactured home park is modified, as defined by the  
23 department by rule.
- 24           3. Whenever the department receives a complaint about a ~~mobile~~  
25 manufactured home park

**ASSEMBLY BILL 807**

1 (b) The department may, with notice, inspect a ~~mobile~~ manufactured home  
2 park whenever the department determines an inspection is appropriate.

3 **SECTION 48.** 101.94 (3), (4) (intro.), (a) and (b) (intro.) and 1. to 3. and (5) of the  
4 statutes are amended to read:

5 101.94 (3) Each manufactured home ~~or mobile home~~ manufacturer shall  
6 submit to the department typical construction plans and specifications for review.  
7 The department shall, by its own inspectors whether inside or outside this state,  
8 perform sufficient inspections of manufacturing premises and manufactured units  
9 to ensure compliance with this section. The department may contract for inspection  
10 services, as provided in sub. (4), for inspections outside this state. Each  
11 manufactured home ~~or mobile home~~, upon final assembly, shall display a label which  
12 shall be prescribed by and be available only from the department, or similar agency  
13 of other states where units are manufactured, providing reciprocal agreements have  
14 been executed and are effective between this state and such other states indicating  
15 that the manufactured home ~~or mobile home~~ meets the requirements of ~~ss. 101.90~~  
16 ~~to 101.96~~ this subchapter or the applicable laws of the state with which a reciprocal  
17 agreement has been executed. No manufactured home ~~or mobile home~~ which bears  
18 such label shall be required by any person to comply with any building, plumbing,  
19 heating or electrical code or any construction standards other than those  
20 promulgated under this section.

21 (4) (intro.) The department shall inspect manufactured homes ~~and mobile~~  
22 ~~homes~~ manufactured in other states to be sold or intended to be sold in this state.  
23 For such out-of-state inspections, the department may contract for 3rd party  
24 inspection by an inspection agency which has been approved by the department. The  
25 department shall monitor inspections conducted by 3rd party inspection agencies to

**ASSEMBLY BILL 807****SECTION 48**

1 ensure the quality of those inspections. To obtain departmental approval, the  
2 inspection agency shall submit an application to the department accompanied by  
3 written materials evidencing that the agency is:

4 (a) Not under the jurisdiction or control of any manufacturer or supplier of the  
5 manufactured home ~~or mobile home~~ industry.

6 (b) (intro.) Professionally competent to determine that a manufactured home  
7 ~~or mobile home~~ is in compliance with the requirements and standards of this section  
8 by having sufficient expertise to do all of the following:

9 1. Inspect manufactured homes ~~or mobile homes~~.

10 2. Review manufactured home ~~or mobile home~~ plans and specifications.

11 3. Evaluate manufactured home ~~or mobile home~~ manufacturer quality control  
12 procedures.

13 (5) No manufactured home ~~or mobile home~~ after once being approved to display  
14 the label prescribed shall be altered in any way by a manufacturer, factory branch,  
15 distributor, distributor branch, dealer or salesperson without first obtaining an  
16 approval from the department or its authorized agent.

17 **SECTION 49.** 101.94 (7) of the statutes is amended to read:

18 101.94 (7) The department shall hear and decide petitions brought under ss.  
19 ~~101.90 to 101.96~~ this subchapter in the manner provided under s. 101.02 (6) (e) to (i)  
20 and (8) for petitions concerning property.

21 **SECTION 50.** 101.94 (8) (a) of the statutes, as affected by 1999 Wisconsin Act 9,  
22 is amended to read:

23 101.94 (8) (a) Except as provided in par. (c), a person who violates this  
24 subchapter, a rule promulgated under this subchapter or an order issued under this  
25 subchapter shall forfeit not more than \$1,000 for each violation. Each violation of

**ASSEMBLY BILL 807**

1 this subchapter constitutes a separate violation with respect to each manufactured  
2 home ~~or mobile home~~ or with respect to each failure or refusal to allow or perform  
3 an act required by this subchapter, except the maximum forfeiture under this  
4 subsection may not exceed \$1,000,000 for a related series of violations occurring  
5 within one year of the first violation.

6 **SECTION 51.** 101.95 of the statutes is amended to read:

7 **101.95 Manufactured home and ~~mobile~~ home manufacturers**  
8 **regulated.** The department shall by rule prescribe the manner by which a  
9 manufacturer shall be licensed for the manufacture, distribution or selling of  
10 manufactured homes ~~or mobile homes~~ in this state.

11 **SECTION 52.** 101.951 (title) of the statutes, as created by 1999 Wisconsin Act  
12 9, is amended to read:

13 **101.951 (title) Mobile Manufactured home dealers regulated.**

14 **SECTION 53.** 101.951 (1) and (6) (n) of the statutes, as created by 1999 Wisconsin  
15 Act 9, are amended to read:

16 101.951 (1) No person may engage in the business of selling ~~mobile~~  
17 manufactured homes to a consumer or to the retail market in this state unless first  
18 licensed to do so by the department as provided in this section.

19 (6) (n) Having violated any law relating to the sale, distribution or financing  
20 of ~~mobile~~ manufactured homes.

21 **SECTION 54.** 101.952 (title) of the statutes, as created by 1999 Wisconsin Act  
22 9, is amended to read:

23 **101.952 (title) Mobile Manufactured home salespersons regulated.**

24 **SECTION 55.** 101.952 (1), (2) (a), (3), (5) and (6) of the statutes, as created by  
25 1999 Wisconsin Act 9, are amended to read:

**ASSEMBLY BILL 807****SECTION 55**

1           101.952 (1) No person may engage in the business of selling ~~mobile~~  
2 manufactured homes to a consumer or to the retail market in this state without a  
3 license therefor from the department. If a ~~mobile~~ manufactured home dealer acts as  
4 a ~~mobile~~ manufactured home salesperson the dealer shall secure a ~~mobile~~  
5 manufactured home salesperson's license in addition to the license for engaging as  
6 a ~~mobile~~ manufactured home dealer.

7           (2) (a) Applications for a ~~mobile~~ manufactured home salesperson's license and  
8 renewals thereof shall be made to the department on such forms as the department  
9 prescribes and furnishes and shall be accompanied by the license fee required under  
10 par. (c) or (d). The application shall include the applicant's social security number.  
11 In addition, the application shall require such pertinent information as the  
12 department requires.

13           (3) Every licensee shall carry his or her license when engaged in his or her  
14 business and display the same upon request. The license shall name his or her  
15 employer, and, in case of a change of employer, the ~~mobile~~ manufactured home  
16 salesperson shall immediately mail his or her license to the department, which shall  
17 endorse that change on the license without charge.

18           (5) The provision of s. 218.01 (3) relating to the denial, suspension and  
19 revocation of a motor vehicle salesperson's license shall apply to the denial,  
20 suspension and revocation of a ~~mobile~~ manufactured home salesperson's license so  
21 far as applicable, except that such provision does not apply to the denial, suspension  
22 or revocation of a license under s. 101.02 (21) (b).

23           (6) The provisions of s. 218.01 (3) (g) and (5) shall apply to this section, ~~mobile~~  
24 manufactured home sales practices and the regulation of ~~mobile~~ manufactured home  
25 salespersons, as far as applicable.

**ASSEMBLY BILL 807**

1           **SECTION 56.** 101.953 (1) (intro.) and (a) to (d), (3) and (4) of the statutes, as  
2 created by 1999 Wisconsin Act 9, are amended to read:

3           101.953 (1) (intro.) A one-year written warranty is required for every new  
4 ~~mobile~~ manufactured home sold, or leased to another, by a ~~mobile~~ manufactured  
5 home manufacturer, ~~mobile~~ manufactured home dealer or ~~mobile~~ manufactured  
6 home salesperson in this state, and for every new ~~mobile~~ manufactured home sold  
7 by any person who induces a resident of the state to enter into the transaction by  
8 personal solicitation in this state or by mail or telephone solicitation directed to the  
9 particular consumer in this state. The warranty shall state all of the following:

10           (a) That the ~~mobile~~ manufactured home meets those standards prescribed by  
11 law or administrative rule of the department of administration or of the department  
12 of commerce, which are in effect at the time of the manufacture of the ~~mobile~~  
13 manufactured home.

14           (b) That the ~~mobile~~ manufactured home is free from defects in material and  
15 workmanship and is reasonably fit for human habitation if it receives reasonable  
16 care and maintenance as defined by rule of the department.

17           (c) 1. That the ~~mobile~~ manufactured home manufacturer and ~~mobile~~  
18 manufactured home dealer shall take corrective action for defects which become  
19 evident within one year from the delivery date and as to which the ~~mobile~~  
20 manufactured home owner has given notice to the manufacturer or dealer not later  
21 than one year and 10 days after the delivery date and at the address set forth in the  
22 warranty; and that the ~~mobile~~ manufactured home manufacturer and ~~mobile~~  
23 manufactured home dealer shall make the appropriate adjustments and repairs,  
24 within 30 days after notification of the defect, at the site of the ~~mobile~~ manufactured  
25 home without charge to the ~~mobile~~ manufactured home owner. If the ~~mobile~~

**ASSEMBLY BILL 807****SECTION 56**

1 manufactured home dealer makes the adjustment, the ~~mobile~~ manufactured home  
2 manufacturer shall fully reimburse the dealer.

3 2. If a repair, replacement, substitution or alteration is made under the  
4 warranty and it is discovered, before or after expiration of the warranty period, that  
5 the repair, replacement, substitution or alteration has not restored the ~~mobile~~  
6 manufactured home to the condition in which it was warranted except for reasonable  
7 wear and tear, such failure shall be considered a violation of the warranty and the  
8 ~~mobile~~ manufactured home shall be restored to the condition in which it was  
9 warranted to be at the time of the sale except for reasonable wear and tear, at no cost  
10 to the purchaser or the purchaser's assignee notwithstanding that the additional  
11 repair may occur after the expiration of the warranty period.

12 (d) That if during any period of time after notification of a defect the ~~mobile~~  
13 manufactured home is uninhabitable, as defined by rule of the department, that  
14 period of time shall not be considered part of the one-year warranty period.

15 (3) The warranty required under this section shall apply to the manufacturer  
16 of the ~~mobile~~ manufactured home as well as to the ~~mobile~~ manufactured home dealer  
17 who sells or leases the ~~mobile~~ manufactured home to the consumer, and shall be in  
18 addition to any other rights and privileges that the consumer may have under any  
19 instrument or law. The waiver of any remedies under any law and the waiver,  
20 exclusion, modification or limitation of any warranty, express or implied, including  
21 the implied warranty of merchantability and fitness for a particular purpose, is  
22 expressly prohibited. Any such waiver is void.

23 (4) The transfer of a ~~mobile~~ manufactured home from one ~~mobile~~ manufactured  
24 home owner to another during the effective period of the warranty does not terminate  
25 the warranty, and subsequent ~~mobile~~ manufactured home owners shall be entitled

**ASSEMBLY BILL 807**

1 to the full protection of the warranty for the duration of the warranty period as if the  
2 original ~~mobile~~ manufactured home owner had not transferred the ~~mobile~~  
3 manufactured home.

4 **SECTION 57.** 101.954 of the statutes, as created by 1999 Wisconsin Act 9, is  
5 amended to read:

6 **101.954 Sale or lease of used ~~mobile~~ manufactured homes.** In the sale  
7 or lease of any used ~~mobile~~ manufactured home, the sales invoice or lease agreement  
8 shall contain the point of manufacture of the used ~~mobile~~ manufactured home, the  
9 name of the manufacturer and the name and address of the previous ~~mobile home~~  
10 owner of the manufactured home.

11 **SECTION 58.** 101.955 (1) of the statutes, as created by 1999 Wisconsin Act 9, is  
12 amended to read:

13 101.955 (1) The importation of a ~~mobile~~ manufactured home for sale in this  
14 state by an out-of-state manufacturer is considered an irrevocable appointment by  
15 that manufacturer of the department of financial institutions to be that  
16 manufacturer's true and lawful attorney upon whom may be served all legal  
17 processes in any action or proceeding against such manufacturer arising out of the  
18 importation of such ~~mobile~~ manufactured home into this state.

19 **SECTION 59.** 101.96 of the statutes is repealed.

20 **SECTION 60.** 101.965 (3) of the statutes, as created by 1999 Wisconsin Act 9, is  
21 amended to read:

22 101.965 (3) Nothing in this subchapter prohibits the bringing of a civil action  
23 against a ~~mobile~~ manufactured home manufacturer, ~~mobile~~ manufactured home  
24 dealer or ~~mobile~~ manufactured home salesperson by an aggrieved consumer. If  
25 judgment is rendered for the consumer based on an act or omission by the ~~mobile~~

**ASSEMBLY BILL 807****SECTION 60**

1 manufactured home manufacturer, ~~mobile~~ manufactured home dealer or ~~mobile~~  
2 manufactured home salesperson, which constituted a violation of this subchapter,  
3 the plaintiff shall recover actual and proper attorney fees in addition to costs  
4 otherwise recoverable.

5 **SECTION 61.** 138.056 (1) (b) of the statutes, as affected by 1999 Wisconsin Act  
6 9, is amended to read:

7 138.056 (1) (b) “Dwelling” includes a cooperative housing unit and a mobile  
8 home, ~~as defined in s. 101.91 (2e).~~

9 **SECTION 62.** 138.056 (1) (bm) of the statutes is created to read:

10 138.056 (1) (bm) “Mobile home” means a vehicle designed to be towed as a  
11 single unit or in sections upon a highway by a motor vehicle and equipped and used,  
12 or intended to be used, primarily for human habitation, with walls of rigid  
13 uncollapsible construction. “Mobile home” includes the mobile home structure,  
14 including the plumbing, heating and electrical systems and all appliances and all  
15 other equipment carrying a manufacturer’s warranty.

16 **SECTION 63.** 138.056 (1) (c) of the statutes, as affected by 1999 Wisconsin Act  
17 9, is amended to read:

18 138.056 (1) (c) “Mobile home transaction” means a consumer credit sale, as  
19 defined in s. 421.301 (9), of or a consumer loan, as defined in s. 421.301 (12), secured  
20 by a first lien or equivalent security interest in a mobile home, ~~as defined in s. 101.91~~  
21 ~~(2e).~~

22 **SECTION 64.** 138.09 (7) (jm) 1. b. of the statutes, as affected by 1999 Wisconsin  
23 Act 9, is amended to read:

**ASSEMBLY BILL 807**

1           138.09 (7) (jm) 1. b. The loan administration fee is charged for a consumer loan  
2 that is secured primarily by an interest in real property or in a mobile home, as  
3 defined in s. ~~101.91 (2e)~~ 138.056 (1) (bm).

4           **SECTION 65.** 196.01 (3m) of the statutes, as created by 1997 Wisconsin Act 229,  
5 is repealed.

6           **SECTION 66.** 196.01 (3n) of the statutes, as affected by 1997 Wisconsin Act 229  
7 and 1999 Wisconsin Act 9, is amended to read:

8           196.01 (3n) “Mobile home” has the meaning given in ~~s. 101.91 (2e)~~ for  
9 “manufactured home” in s. 101.91 (2).

10          **SECTION 67.** 196.01 (3p) of the statutes, as created by 1997 Wisconsin Act 229,  
11 is amended to read:

12          196.01 (3p) “Mobile home park” means any tract of land containing 2 or more  
13 individual plots of land that are rented or offered for rent for the accommodation of  
14 a mobile home ~~or manufactured home~~.

15          **SECTION 68.** 196.01 (3s) of the statutes, as created by 1997 Wisconsin Act 229,  
16 is amended to read:

17          196.01 (3s) “Mobile home park occupant” means a person who rents or owns  
18 a mobile home ~~or manufactured home~~ in a mobile home park.

19          **SECTION 69.** 196.26 (1m) of the statutes, as affected by 1997 Wisconsin Act 229,  
20 is amended to read:

21          196.26 (1m) COMPLAINT AND INVESTIGATION. If any mercantile, agricultural or  
22 manufacturing society, body politic, municipal organization or 25 persons file a  
23 complaint specified in sub. (1) (a) 1. against a public utility, or if the commission  
24 terminates a proceeding on a complaint under s. 196.199 (3) (a) 1m. b., or if a person  
25 files a complaint specified in sub. (1) (a) 3., the commission, with or without notice,

**ASSEMBLY BILL 807****SECTION 69**

1 may investigate the complaint under this section as it deems necessary. If the mobile  
2 home park occupants of 25% of the total number of ~~manufactured homes or mobile~~  
3 homes in a mobile home park or the mobile home park occupants of 25 ~~manufactured~~  
4 ~~homes or mobile homes~~ in a mobile home park, whichever is less, files a complaint  
5 against a mobile home park contractor or mobile home park operator, the  
6 commission, with or without notice, may investigate the complaint as it deems  
7 necessary. The commission may not issue an order based on an investigation under  
8 this subsection without a public hearing.

9 **SECTION 70.** 196.85 (2g) of the statutes, as created by 1997 Wisconsin Act 229,  
10 is amended to read:

11 196.85 **(2g)** The commission shall annually, within 90 days after the  
12 commencement of each fiscal year, assess against mobile home park operators the  
13 total amount appropriated under s. 20.155 (1) (i). The commission shall assess each  
14 mobile home park operator an amount in proportion to the total number of mobile  
15 homes ~~and manufactured homes~~ in all mobile home parks owned or managed by the  
16 mobile home park operator on July 1 of the current fiscal year as a fraction of the total  
17 number of mobile homes ~~and manufactured homes~~ in all mobile home parks in this  
18 state on July 1 of the current fiscal year. If necessary, the commission shall adjust  
19 the amount assessed to correct any incorrect assessment that was made in a prior  
20 fiscal year. A mobile home park operator shall pay the assessment within 30 days  
21 after the commission mails the bill to the mobile home park operator. The bill  
22 constitutes notice of the assessment and demand for payment. Payments shall be  
23 credited to the the appropriation account under s. 20.155 (1) (i).

24 **SECTION 71.** 341.05 (26) (a) of the statutes, as created by 1999 Wisconsin Act  
25 9, is amended to read:

**ASSEMBLY BILL 807**

1           341.05 **(26)** (a) ~~Is a mobile home, as defined in s. 101.91 (2e), or a manufactured~~  
2 home, as defined in s. 101.91 (2).

3           **SECTION 72.** 422.201 (12m) of the statutes, as affected by 1999 Wisconsin Act  
4 9, is amended to read:

5           422.201 **(12m)** This section does not apply to consumer credit sales of or  
6 consumer loans secured by a first lien on or equivalent security interest in mobile  
7 homes as defined in s. ~~101.91 (2e)~~ 138.056 (1) (bm), if the sales or loans are made on  
8 or after November 1, 1981.

9           **SECTION 73.** 422.209 (1m) (a) 2. of the statutes, as affected by 1999 Wisconsin  
10 Act 9, is amended to read:

11           422.209 **(1m)** (a) 2. The loan administration fee is for a consumer loan that is  
12 secured primarily by an interest in real property or in a mobile home, as defined in  
13 s. ~~101.91 (2e)~~ 138.056 (1) (bm).

14           **SECTION 74.** 422.413 (2g) (intro.) of the statutes, as affected by 1999 Wisconsin  
15 Act 9, is amended to read:

16           422.413 **(2g)** (intro.) In any consumer credit transaction in which the collateral  
17 is a motor vehicle as defined in s. 340.01 (35), a trailer as defined in s. 340.01 (71),  
18 a snowmobile as defined in s. 340.01 (58a), a boat as defined in s. 30.50 (2), an aircraft  
19 as defined in s. 114.002 (3), or a mobile home as defined in s. ~~101.91 (2e)~~ 138.056 (1)  
20 (bm), a writing evidencing the transaction may provide for the creditor's recovery of  
21 all of the following expenses, if the expenses are reasonable and bona fide:

22           **SECTION 75. Effective date.**

23           (1) This act takes effect on July 1, 2000.

24

(END)