

## 2005 ASSEMBLY BILL 1092

March 6, 2006 – Introduced by Representatives WOOD, AINSWORTH, SUDER, TOWNSEND and VRUWINK, cosponsored by Senator ROESSLER. Referred to Committee on Property Rights and Land Management.

1     **AN ACT** *to create* 847.11 of the statutes; **relating to:** deed restrictions on  
2            manufactured buildings.

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

This bill prohibits restrictive deeds or covenants that prohibit the erection of a manufactured building (modular home), which is a home that is manufactured in a facility, or that require that such a home be erected on a building site. The bill provides an exception for a restrictive deed or covenant that requires a modular home to be aesthetically compatible with other homes in a subdivision.

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

3            **SECTION 1.** 847.11 of the statutes is created to read:

4            **847.11 Manufactured buildings. (1)** Except as provided in sub. (2), a  
5            restrictive deed, restrictive covenant, or agreement may not prohibit or require the  
6            erection of a manufactured building, as defined in s. 101.71 (6), on real property.

7            **(2)** A restrictive deed, restrictive covenant, or agreement that applies  
8            uniformly to all homes and manufactured buildings in a subdivision may impose

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1 reasonable aesthetic compatibility requirements on a manufactured building in a  
2 subdivision.

3 **SECTION 2. Initial applicability.**

4 (1) This act first applies to restrictive deeds, restrictive covenants, or  
5 agreements that are recorded on the effective date of this subsection.

6 (END)