



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.

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.

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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SECTION 1

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)