

WISCONSIN STATE  
LEGISLATURE  
COMMITTEE HEARING  
RECORDS

**2005-06**

(session year)

**Assembly**

(Assembly, Senate or Joint)

**Committee on  
Housing  
(AC-Ho)**

(Form Updated: 11/20/2008)

**COMMITTEE NOTICES ...**

➤ Committee Reports ... CR  
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➤ Executive Sessions ... ES  
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**INFORMATION COLLECTED BY COMMITTEE  
FOR AND AGAINST PROPOSAL ...**

➤ Appointments ... Appt  
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Name:

➤ Clearinghouse Rules ... CRule  
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➤ Hearing Records ... HR (bills and resolutions)  
\*\* **05hr\_ab0681\_AC-Ho\_pt01**

➤ Miscellaneous ... Misc  
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**WISCONSIN LEGISLATIVE COUNCIL  
AMENDMENT MEMO**

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**2005 Assembly Bill 681**

**Assembly Amendment 1**

*Memo published:* March 1, 2006

*Contact:* Mary Matthias, Senior Staff Attorney (266-0932)

Under **current law**, with certain exceptions, owners who wish to sell residential real property must give prospective buyers a form, known as a real estate condition report, on which the owner discloses whether he or she is aware of various specified conditions, mostly defects, of the real property. The form also includes some additional information, such as how long the owner has lived on the property, and a notice that the prospective buyer and the owner may wish to obtain professional advice or inspections of the property.

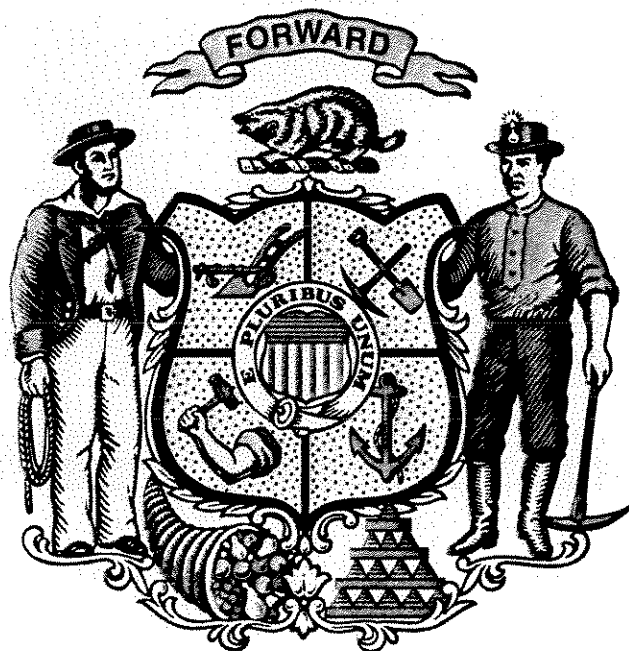
**2005 Assembly Bill 681** adds to the real estate condition report the requirement that the owner disclose whether he or she is aware that methamphetamine has been manufactured on the real property. This requirement first applies to written disclosures and real estate condition reports that are furnished after a contract of sale or option contract acceptance that occurs on the effective date of the bill.

**Assembly Amendment 1** specifies that the bill takes effect on the first day of the seventh month beginning after publication.

**Legislative History**

Assembly Amendment 1 was offered on January 26, 2006 by Representative Gottlieb. On January 28, 2006, the Assembly Committee on Housing recommended adoption of the amendment, and passage of the bill as amended, on votes of Ayes, 6; Noes, 0.

MM:ksm





# MARK GOTTLIEB

STATE REPRESENTATIVE • 60TH DISTRICT

Co-Chair • Joint Committee for Review of Administrative Rules  
Vice-Chair • Assembly Republican Caucus

Testimony on AB 681  
Assembly Committee on Housing  
January 12, 2006

Chairman Wieckert and members,

Thank you for scheduling a hearing on this bill.

Assembly Bill 681 is a very simple bill with the very real potential to make a difference in the lives of potential home buyers. This bill requires home sellers to disclose on the real estate condition report whether they are aware that methamphetamine has been manufactured on the real property. This is invaluable information to potential buyers who could face enormous clean up costs or health problems due to the contamination which results from the manufacture of meth.

I first became aware of this problem when reading the stories of people who experienced this first hand. Persons who had scrimped and saved for years to realize the American dream of owning a home, only to lose everything because they cannot live in the home due to exposure to toxic, deadly chemicals and subsequently were financially ruined. For most people, their home is their biggest financial asset. This bill will provide added peace of mind to every home purchaser.

The National Conference of State Legislatures estimates meth lab clean-ups run from \$5,000 to as much as \$150,000. That is a lot for an unsuspecting new home owner to absorb just after closing on a home. It is my hope that we can follow the lead of the states of Oregon, Oklahoma, and South Dakota and enact this legislation.