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Details:

(FORM UPDATED: 08/11/2010)

**WISCONSIN STATE LEGISLATURE ...
PUBLIC HEARING - COMMITTEE RECORDS**

2007-08

(session year)

Assembly

(Assembly, Senate or Joint)

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

COMMITTEE NOTICES ...

- Committee Reports ... **CR**
- Executive Sessions ... **ES**
- Public Hearings ... **PH**
- Record of Comm. Proceedings ... **RCP**

INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL

- Appointments ... **Appt**
- Clearinghouse Rules ... **CRule**
- Hearing Records ... bills and resolutions
(**ab** = Assembly Bill) (**ar** = Assembly Resolution) (**ajr** = Assembly Joint Resolution)
(**sb** = Senate Bill) (**sr** = Senate Resolution) (**sjr** = Senate Joint Resolution)
- Miscellaneous ... **Misc**

* Contents organized for archiving by: Mike Barman (LRB) (Aug/2010)

Assembly

Record of Committee Proceedings

Committee on Housing

Assembly Bill 900

Relating to: the confidentiality and electronic filing of real estate transfer returns.

By Representatives Wieckert, Gottlieb, Pocan, Kreuser, Jeskewitz, Black, Hixson, Musser, Soletski, Jorgensen, Hilgenberg, Albers, Hraychuck, Hintz, Molepske, Garthwaite, Sheridan, Seidel, Mason, Nelson and Shilling; cosponsored by Senators Hansen, Cowles, Taylor, Risser, Darling and Roessler.

February 28, 2008 Referred to Committee on Housing.

March 6, 2008 **EXECUTIVE SESSION HELD**

Present: (7) Representatives Wieckert, Stone, Townsend, Honadel, Hebl, Young and A. Williams.

Absent: (0) None.

Moved by Representative Townsend, seconded by Representative Honadel that **Assembly Bill 900** be recommended for passage.

Ayes: (7) Representatives Wieckert, Stone, Townsend, Honadel, Hebl, Young and A. Williams.

Noes: (0) None.

PASSAGE RECOMMENDED, Ayes 7, Noes 0



Scott Becher
Committee Clerk



Vote Record Committee on Housing

Date: 3/6/2008

Moved by: TOWNSEND

Seconded by: HONADEL

AB 9.00

SB _____

Clearinghouse Rule _____

AJR _____

SJR _____

Appointment _____

AR _____

SR _____

Other _____

A/S Amdt _____

A/S Amdt _____ to A/S Amdt _____

A/S Sub Amdt _____

A/S Amdt _____ to A/S Sub Amdt _____

A/S Amdt _____ to A/S Amdt _____ to A/S Sub Amdt _____

Be recommended for:

- Passage
 Adoption
 Confirmation
 Concurrence
 Indefinite Postponement
 Introduction
 Rejection
 Tabling
 Nonconcurrence

Committee Member

	<u>Aye</u>	<u>No</u>	<u>Absent</u>	<u>Not Voting</u>
Representative Steve Wieckert, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Representative Jeff Stone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Representative John Townsend	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Representative Mark Honadel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Representative Gary Hebl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Representative Leon Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Representative Annette Polly Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Totals: 7 0 _____

Motion Carried

Motion Failed



2007 BILL

Note:
"1/3" of this draft
became
AB 900

1 AN ACT *to amend* 77.22 (2) (intro.); and *to repeal and recreate* 77.265 of the
2 statutes; **relating to:** the confidentiality and electronic filing of real estate
3 transfer returns.

Analysis by the Legislative Reference Bureau

Under current law, generally, a real estate transfer return filed with a register of deeds is confidential, except that it may be disclosed to certain local officials and state agencies for specific purposes. Under this bill, generally, a real estate transfer return may still be disclosed under certain circumstances, but social security numbers and telephone numbers contained in the return remain confidential. The bill also requires that all real estate transfer returns be filed electronically on or after July 1, 2009.

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

4 SECTION 1. 77.22 (2) (intro.) of the statutes is amended to read:
5 77.22 (2) (intro.) The secretary of revenue shall prescribe the form required
6 under sub. (1). Forms filed on or after July 1, 2009, shall be filed electronically in the





www.wrdaonline.org

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February 21, 2008

Representative Steve Wieckert and members of the Assembly Housing Committee,

Good afternoon, my name is Marvel A. Lemke, Taylor County Register of Deeds and President of the Wisconsin Register of Deeds Association (WRDA). I am providing written testimony today for informational purposes on behalf of the WRDA in reference to LRB-4097/1 relating to the confidentially and electronic filing of the real estate transfer returns.

The WRDA recognizes the importance of protecting social security number on real estate documents as we have worked with the Legislature to enact 2005 Wisconsin Act 139 prohibiting a register of deeds from recording documents that contain a social security number. The WRDA recognizes real estate transfer returns as confidential documents and supports LRB-4097/1 to ensure the social security number and telephone numbers contained on the real estate return remain confidential.

LRB-4097/1 also requires all real estate transfer returns to be filed electronically on or after July 1, 2009. The WRDA has concerns with this requirement.

The WRDA, specifically Cathy Williquette, Brown County Register of Deeds, worked in conjunction with the Department of Revenue (DOR) to develop, pilot and implement the electronic real estate transfer return (eRETR) software. I am pleased to report to you today the ability to utilize eRETRs is available in all seventy-two Wisconsin counties.

The Electronic Recording Council of Wisconsin (ERCWIS) continues to work with DOR, most recently receiving notification in December from the Attorney General's Office (attached) our offices can eRecord Model 2 deeds and mortgages in Wisconsin. With this advent of electronically recording of deeds and mortgages, given time eRETR receipts will increase in number becoming the norm and paper transfer returns will become minimal. However, it will not happen immediately, there needs to be time for a learning curve, and software programs to be implemented both by the submitter and by the receiver of the electronic deeds.

While we are in an electronic age, requiring all transfer returns to be submitted electronically may impose undue hardship to individuals who do not have access to the Internet or a computer. It is my understanding, those individuals who do not have the ability to file electronically, may apply to the DOR for a waiver stipulation or exemption. Legislation should address the process of how to apply for a waiver.

Thank you for taking time to read this testimony. The WRDA stands ready to work with you and the DOR.

WRDA President

"Few things have to last as long as county records."



Council Members: Jane Licht, former Dane County Register of Deeds (Chair), 2964 County Rd AB, McFarland WI 53558, 608-838-8178
Steven Hansen, Associated Banks (Vice Chair)
Hal Karas, Whyte Hirschboeck Dudek
Cathy Williquette, Brown County Register of Deeds
Cindy Wisinski, Portage County Register of Deeds
Marvel Lemke, Taylor County Register of Deeds
Craig Haskins, Knight-Barry Title, Inc.

Staff: Amy Moran, Department of Administration, Division of Enterprise Operations, 101 E Wilson, 9th floor, 608-266-5030

November 16, 2007

Marvel Lemke, President
Wisconsin Register of Deeds Association

Dear Marvel:

As you know because of your membership on the Wisconsin Electronic Recording Council, Chief Counsel Ann Renlund of the Wisconsin Department of Administration has asked for an opinion from the Attorney General on our behalf regarding the electronic recording of scanned documents.

You also know that it is the opinion of our Council that model 2 documents which begin life as paper with wet signatures and are later scanned and sent electronically to the register of deeds, are acceptable at this time because of the Uniform Electronic Transaction Act (UETA) provisions in Chapter 137.

This opinion by Assistant Attorney Charlotte Gibson not only confirms our position that all model 2 documents are acceptable for recording, but it seems to conclude that because of the adoption of Uniform Real Property Electronic Recording Act (URPERA), all electronic documents are acceptable.

I wish to caution you regarding some practical matters in the acceptance of both model 2 and model 3 documents. Model 2 documents that are instruments of conveyance require a transfer return (in most cases) and though it would be convenient just to scan the electronic transfer return receipt and send it with the document, neither the vendor submitter or receiver software packages contain a method of removing an extra page. This would have to be done in order to avoid the extra fees for a page that is not part of the document. Further, at our last Council meeting, we discussed the possibility of allowing the submitter to enter DOR's receipt code number into the submitter package, and this might be a better solution for vendors to pursue. We are optimistic that the vendors will promptly pursue this application, but until this type of change is made, I would encourage registers to refrain from accepting model 2 deeds and other instruments of conveyance.

As for model 3 documents, URPERA requires a new administrative rule be written for the standardization of electronic recordings. Our Council now has a draft rule on the website for public review. After the 2 month review period and any changes to the draft, we will request that the Legislative Reference Bureau draft the rule. This process usually involves 6 to 18 months. I would encourage the registers to wait until the rule is promulgated before accepting model 3 deeds and other model 3 instruments of conveyance. As mentioned by Assistant Attorney Gibson, we are developing a trusted submitter procedure that will be part of the rule. It has not been formally established as yet.

I certainly do not wish to dampen the enthusiasm regarding accepting documents electronically. I have long observed that benefits far outweigh disadvantages and it is definitely the wave of the future. Once the minor issues with model 2 documents are resolved, many title companies will embrace this technology, the percentage of electronically submitted documents will increase and those of you on the fence about the technology will likely "jump in."

Yours very respectfully,

Jane Licht

Deleted: 2/21/2008

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LENA C. TAYLOR

Wisconsin State Senator • 4th District

HERE TO SERVE YOU!

**Assembly Committee on Housing
Testimony of Senator Lena C Taylor
LRB 4097/1 – The Housing Information Act
February 21st, 2008**

To the Honorable Members,

Thank you for the opportunity to speak today in support of LRB 4097/1, the Housing Information Act. I am happy to partner, in bipartisan fashion, with your esteemed Chairman, Representative Weickert on this common sense proposal.

The Housing Information Act is very timely given the past recent stories about privacy concerns and inadvertent release of citizen's Social Security numbers, and other personal data in various state institutions. The LRB and the bills that will be introduced are very straight forward. **When a real estate transfer return is disclosed by a local register of deeds, all Social Security numbers and telephone numbers will be redacted.** That is all the Housing Information Act will do.

This act will ensure that these returns are not mined for personal data for predatory marketing or identify theft and fraudulent use. By redacting the telephone numbers, citizens can be ensured that telemarketers will not be jamming their phone lines with annoying phone calls on a new mortgage opportunity or refinancing special.

Finally, the Housing Information Act is supported by the Department of Revenue and other agencies and groups. I will be introducing the Senate companion in short order and moving the bill before the Committee on Judiciary, Corrections, & Housing. I urge your support of the LRB 4097/1, the Housing Information Act.

Thank you.





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William Malkasian, CAI, President
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To: All Legislators
From: Michael Theo, Vice President for Legal and Public Affairs
Re: Housing Information Legislation (LRB-4097)
Date: February 21, 2008

The Wisconsin Realtors Association (WRA) encourages your co-sponsorship and active support of LRB 4097, legislation clarifying what information the Department of Revenue (DOR) can and cannot disclose regarding real estate transactions in Wisconsin. This legislation specifically protects social security and telephone numbers contained on the real estate transfer returns, while explicitly authorizing the continued release of important transactional information that is vital to appraisers, lenders and Realtors regarding fair market value of property in Wisconsin.

Background

- The DOR has concluded that it does not have clear statutory authority to continue compiling and releasing certain information from the real estate transfer returns. This information however had been compiled and sold by DOR for many years. While this information has been and continues to be public information from other sources, it is no longer being released to the public by the DOR.
- This legislation is necessary for three reasons:
 - This information is essential to enable appraisers and Realtors to fulfill their professional responsibilities to competently and efficiently analyze the fair market value of properties when advising clients and negotiating sales.
 - The DOR is seeking specific authorization to continue releasing this information, while reaffirming the current practice to protect from public disclosure, social security and telephone numbers of parties to a transaction.
 - DOR would also like to make the processing of real estate transfer returns more efficient and accurate for all parties by requiring that the returns be filed electronically.

Legislation deserves support

We support the DOR in this effort for the following reasons:

- The DOR needs clear authority to compile and release to the public all information obtained from real estate transfer returns except for Social Security numbers and telephone numbers. Without this information, appraisers and real estate licensees are unable to efficiently determine the fair market value of properties and thus cannot fulfill their professional responsibilities to their customers and clients. While this information is generally available from multiple other sources, having the DOR continue to compile this information creates substantial inefficiency and accuracy in the marketplace. This legislation leaves in place the existing statutory authority for the DOR to sell this data to cover the cost of compiling it.

- Given recent unintended disclosures of personal information by various state agencies, the statutes should specify that none of the parties who have access to
- real estate transfer returns under current law are authorized to release the Social Security numbers and telephone numbers from the returns.
- Requiring real estate transfer returns to be filed electronically effective July 1, 2009, will reduce costs and improve data accuracy.

We respectfully ask that you cosponsor and actively support LRB 4097. If you have questions or seek additional information, please feel free to contact us.

- Michael Theo, Vice President for Legal and Public Affairs
(608) 241-2047 or mtheo@wra.org
- Kevin King, General Counsel
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- Rick Chandler, Chandler Consulting, LLC
(608) 628-0433 or rgcwis@charter.net





State of Wisconsin • DEPARTMENT OF REVENUE

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Jim Doyle
Governor

Roger M. Ervin
Secretary of Revenue

Assembly Committee on Housing Hearing, February 21, 2008

LRB 4097/1 – Regarding the Confidentiality and Electronic Filing of Real Estate Transfer Returns – Representative Wieckert

Description of Current Law and Proposed Change

Under current law, real estate transfer returns can be filed either on paper or electronically. The Department of Revenue (DOR) is required to share information on the returns with local assessors, some other local officials, and other state agencies. DOR also is permitted to sell the information contained on the real estate transfer returns, the revenue from which flows to the general fund.

Under the bill, beginning on July 1, 2009, real estate transfer return must be filed electronically. While DOR will still be required to share the information on the returns with local assessors, some other local officials, and other state agencies, these persons and agencies will be required to maintain the confidentiality of grantor and grantee social security numbers and telephone numbers.

The bill grants DOR the explicit authority to make available to the public free of charge all information from real estate transfer returns except social security numbers and telephone numbers. DOR will no longer be permitted to sell the information contained on the real estate transfer returns.

Fairness/Tax Equity

- The bill will enhance the security of sensitive information on the real estate transfer return. Property sellers and buyers have a right to expect that their telephone numbers and especially their social security numbers be protected. Requiring the officials with whom DOR shares real estate transfer return data to maintain the confidentiality of this information will greatly assist in this endeavor.
- Compared with a paper filing, electronic filing via secure data lines will prevent unwarranted access to social security numbers and telephone numbers, thereby enhancing the privacy of the information on these returns. Electronic filing means the return information will be a secure environment from the moment it is entered.
- In addition, when electronically filed returns are received by DOR, social security numbers are removed and stored on a separate server that only DOR staff can access.
- The bill will make additional data from the real estate transfer return available to the public. This will improve public access and will likely improve both academic and market research that relies on real estate sales data. It has been argued that this data, stripped of sensitive information, should be more widely available, and without fees. DOR proceeds from the sale of the real estate transfer fee data have been minimal in the past several years.

- By allowing the manner of electronic filing to be prescribed by the Department of Revenue, flexibility to address specific circumstances will be provided. Cases where e-filing presents a hardship can thus be addressed.
- Electronic returns are already being submitted from all 72 counties (with the percentage of electronic filings by county ranging from about 12% to over 70%).

Impact on Economic Development

- The bill has no impact on economic development.

Administrative Impact/Fiscal Effect

- Only 35% of real estate transfer returns are currently filed electronically. While paper returns are scanned, scanning errors reduce the ability of both state and local governments to efficiently utilize return information. The bill will avoid scanning errors.
- Since the allowable disclosures of return information under the bill are already permitted under current law, the bill secures privacy in these existing uses. It does not broaden access to sensitive data. In addition to allowing DOR to make real estate transfer return data available to the public, the bill (s. 77.265) grants access to real estate transfer return data to the following:
 - Local assessors
 - Counties
 - Local elected officials
 - Proceedings involving subpoena or court order
 - Department of Workforce Development
 - Department of Revenue and county real property listers
 - Government agencies acquiring property or administering taxes
 - Property owners and their agents in condemnation or appeal proceedings
- The bill is expected to have minimal fiscal impact.

DOR Position

- The Department supports the bill as a means to enhance both privacy and efficiency.
- To provide parallel explicit privacy requirements under all of the allowable disclosures of real estate transfer fee information, a technical modification to the bill could be made to extend the confidentiality provision for grantor and grantee social security numbers and telephone numbers to returns that may be used in proceedings involving the requisite amount of the fee.
- To further strengthen the bill, penalties on local assessors, state agencies, or other officials that fail to maintain confidentiality of social security numbers and telephone numbers could be considered.

Contact: Sherrie Gates-Hendrix, (608) 267-1262

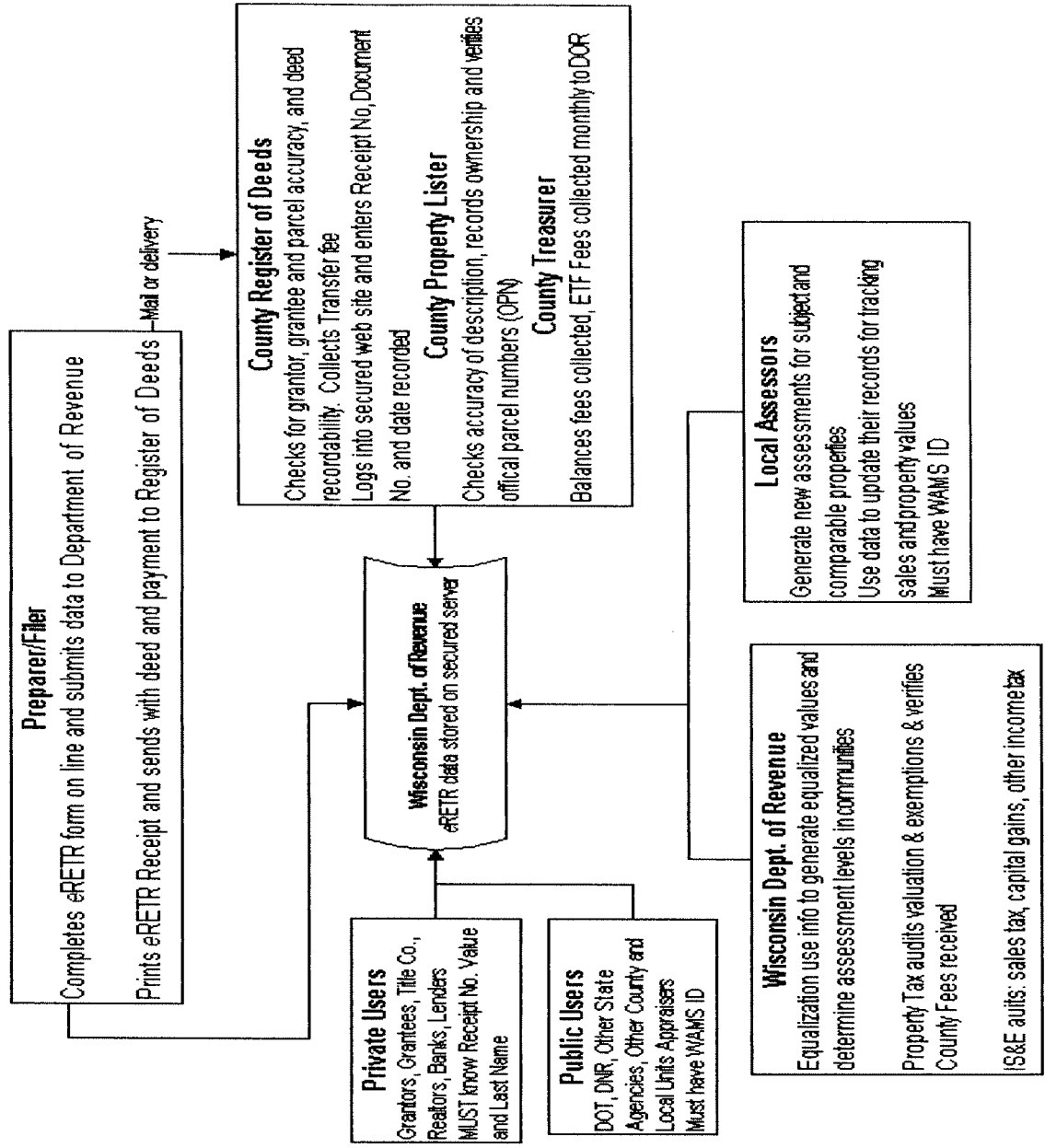
SUMMARY - WISCONSIN REAL ESTATE TRANSFER RETURN TRANSMITTAL
 JANUARY - DECEMBER 2007

COUNTY	eRETR Returns			Paper Returns			Grand Total			Percentage of eRETR to Total		
	With Fee	W/O Fee	Total Returns	With Fee	W/O Fee	Total Returns	With Fee	W/O Fee	Total Returns	With Fee	W/O Fee	Total Returns
01 ADAMS	1,572	199	771	833	457	1,390	1,505	856	2,161	38.01%	30.34%	35.88%
02 ASHLAND	436	184	620	226	209	435	662	393	1,055	65.86%	46.82%	58.77%
03 BARRON	827	231	1,058	486	396	882	1,313	827	1,940	62.99%	36.84%	54.54%
04 BAYFIELD	715	275	990	215	386	601	930	661	1,591	76.88%	41.60%	62.23%
05 BROWN	3,048	996	4,044	1,931	1,370	3,301	4,979	2,368	7,345	61.22%	32.10%	55.08%
06 BUFFALO	165	122	287	230	156	386	395	278	673	41.77%	43.88%	42.64%
07 BURNETT	352	327	679	331	294	625	883	621	1,504	62.51%	52.66%	58.44%
08 CALUMET	632	327	959	401	72	473	1,033	399	1,432	61.18%	81.95%	66.97%
09 CHIPPEWA	568	376	944	1,879	539	2,418	2,447	918	3,365	23.21%	41.25%	28.14%
10 CLARK	361	238	599	1,121	407	1,528	1,482	645	2,127	24.36%	36.90%	28.16%
11 COLUMBIA	547	271	818	867	576	1,443	1,114	817	1,931	38.86%	32.06%	36.18%
12 CRAWFORD	199	53	252	293	259	552	492	312	804	40.45%	16.99%	31.34%
13 DANE	3,960	1,400	5,360	6,585	2,412	8,997	10,925	3,812	14,337	37.62%	36.73%	37.39%
14 DODGE	737	280	1,017	959	637	1,596	1,696	917	2,613	43.46%	30.53%	38.92%
15 DOOR	751	375	1,126	897	828	1,723	1,648	1,141	2,789	45.57%	27.81%	38.22%
16 DOUGLAS	579	222	801	742	569	1,311	1,321	791	2,112	43.83%	28.07%	37.93%
17 DUNN	625	274	899	360	289	649	1,259	563	1,823	46.84%	48.67%	58.64%
18 EAU CLAIRE	809	417	1,226	1,385	370	1,755	2,194	787	2,981	36.87%	52.99%	41.13%
19 FLORENCE	102	58	160	157	136	293	258	194	450	39.84%	29.30%	35.56%
20 FOND DU LAC	1,078	351	1,429	1,038	778	1,816	2,116	1,129	3,245	50.95%	31.09%	44.04%
21 FOREST	199	70	269	235	242	477	434	312	746	45.85%	22.44%	36.06%
22 GRANT	353	136	489	891	544	1,435	1,244	680	1,924	28.38%	20.00%	25.42%
23 GREEN LAKE	176	114	290	831	433	1,264	904	526	1,430	8.08%	17.68%	11.61%
24 GREEN LAKE	176	114	290	1,038	778	1,816	2,116	1,129	3,245	31.04%	23.80%	27.72%
25 IOWA	180	145	325	420	225	645	600	370	970	30.00%	39.19%	33.51%
26 IRON	82	96	178	268	183	451	350	279	629	23.43%	34.41%	28.30%
27 JACKSON	69	67	136	576	381	957	847	448	1,295	10.86%	14.96%	12.42%
28 JEFFERSON	224	278	502	1,462	745	2,207	1,686	1,023	2,709	13.29%	27.17%	18.53%
29 JUNEAU	222	126	348	817	405	1,222	1,039	531	1,570	21.37%	23.73%	22.17%
30 KENOSHA	1,892	558	2,450	1,960	1,386	3,346	3,852	1,944	5,796	49.12%	28.70%	42.27%
31 KEWAUNEE	221	175	396	231	156	387	452	331	783	48.89%	52.87%	50.57%
32 LA CROSSE	532	364	896	1,927	671	2,598	2,459	1,035	3,494	21.63%	35.17%	25.64%
33 LAFAYETTE	78	66	144	464	222	686	542	288	830	14.39%	22.92%	17.35%
34 LANGLADE	251	141	392	514	372	886	765	513	1,278	32.81%	27.49%	30.67%
35 LINCOLN	408	159	565	530	468	998	936	627	1,563	43.38%	25.36%	36.15%
36 MANITOWOC	1,166	557	1,723	804	454	1,258	1,970	1,011	2,981	59.19%	55.09%	57.80%
37 MARATHON	2,017	683	2,700	1,160	661	1,821	3,177	1,574	4,751	63.49%	43.39%	56.83%
38 MARINETTE	264	215	479	1,433	874	2,307	1,697	1,089	2,786	15.56%	19.74%	17.19%
39 MARQUETTE	89	85	174	484	339	823	573	424	997	15.53%	20.05%	17.45%
40 MILWAUKEE	3,734	2,455	6,189	13,082	5,731	18,813	16,816	8,186	25,002	22.21%	20.99%	24.75%
41 MONROE	341	205	546	873	462	1,335	1,214	667	1,881	28.09%	30.73%	29.03%
42 OCONTO	481	314	795	916	662	1,578	1,397	976	2,373	34.43%	32.17%	33.50%
43 ONEIDA	892	432	1,324	940	1,036	1,976	1,832	1,468	3,300	48.69%	29.43%	40.12%
44 OUTAGAMIE	2,100	813	2,913	2,029	1,061	3,090	4,129	1,874	6,003	50.86%	43.38%	48.53%

SUMMARY - WISCONSIN REAL ESTATE TRANSFER RETURN TRANSMITTAL
 JANUARY - DECEMBER 2007

COUNTY	eRETR Returns			Paper Returns			Grand Total			Percentage of eRETR to Total		
	With Fee	W/O Fee	Total Returns	With Fee	W/O Fee	Total Returns	With Fee	W/O Fee	Total Returns	With Fee	W/O Fee	Total Returns
45. ZAUKEE	904	281	1,185	899	605	1,404	1,803	788	2,589	60.14%	35.75%	45.77%
46. PEPIN	160	99	259	43	61	104	203	160	363	78.82%	61.88%	71.35%
47. PIERCE	509	328	837	322	228	550	831	558	1,387	61.25%	58.99%	60.35%
48. POLK	558	403	961	831	470	1,301	1,389	873	2,262	40.17%	46.16%	42.48%
49. PORTAGE	1,263	493	1,756	343	164	507	1,808	657	2,463	78.94%	75.04%	77.60%
50. PRICE	96	82	178	534	356	890	630	438	1,068	15.24%	18.72%	16.67%
51. RACINE	1,038	635	1,673	2,854	1,906	4,760	3,892	2,541	6,433	25.97%	24.98%	26.01%
52. RICHLAND	136	83	219	391	234	625	527	317	844	25.81%	26.18%	25.95%
53. ROCK	347	496	843	3,621	1,516	5,137	3,968	2,012	5,980	8.74%	24.65%	14.10%
54. RUSK	172	89	261	420	307	727	592	396	988	29.05%	22.47%	26.42%
55. ST. CROIX	958	569	1,527	1,182	681	1,863	2,140	1,250	3,390	44.77%	45.52%	45.04%
56. SAUK	891	408	1,299	2,438	1,839	4,277	3,329	2,247	5,576	26.76%	18.16%	23.30%
57. SAWYER	785	279	1,064	265	405	660	1,010	684	1,694	74.75%	40.78%	61.04%
58. SHAWANO	168	170	338	934	604	1,538	1,102	774	1,876	15.25%	21.96%	18.02%
59. SHEBOYGAN	1,096	463	1,559	1,388	525	1,913	2,483	988	3,471	44.10%	46.86%	44.99%
60. TAYLOR	119	136	255	433	281	714	552	417	969	21.56%	32.61%	26.32%
61. TREMPEREAU	205	118	323	548	314	862	753	432	1,185	27.22%	27.31%	27.26%
62. VERNON	121	125	246	694	423	1,117	815	548	1,363	14.85%	22.81%	18.05%
63. VILAS	554	337	891	915	947	1,862	1,469	1,284	2,753	37.71%	26.25%	32.36%
64. WALWORTH	698	528	1,226	2,202	1,324	3,526	2,900	1,852	4,752	24.07%	28.51%	25.80%
65. WASHBURN	262	129	391	484	408	892	746	537	1,283	35.12%	24.02%	30.48%
66. WASHINGTON	1,257	342	1,599	1,755	915	2,670	3,012	1,257	4,269	41.73%	27.21%	37.46%
67. WAUKESHA	1,088	744	1,833	6,245	3,261	9,506	7,334	4,005	11,339	34.85%	18.98%	16.17%
68. WAUPACA	425	298	723	901	684	1,585	1,326	982	2,308	32.05%	30.35%	31.33%
69. WAUSHARA	244	143	387	637	507	1,144	881	650	1,531	27.70%	22.00%	25.28%
70. WINNEBAGO	1,017	443	1,460	2,713	1,212	3,925	3,730	1,655	5,385	27.27%	26.77%	27.11%
71. WOOD	745	249	994	937	550	1,487	1,682	799	2,481	44.28%	31.16%	40.06%
72. MENOMINEE	12	11	23	84	57	141	96	68	164	12.50%	16.18%	14.02%
TOTAL CAL. 2007	49,103	23,747	72,850	89,256	50,130	139,386	138,633	73,877	212,221	35.42%	32.14%	34.33%
TOTAL				54,083,071.34			83,198,920.94					

eRETR Flow Chart



Preparers and others have access to the submitted return provided they know the Receipt Number, the reported value of property and the last name of the grantor or grantee.

Only Authorized individuals; DOR, County Register of Deeds, Treasurer, Real Property Listers, Assessors have access to view returns after submitting.

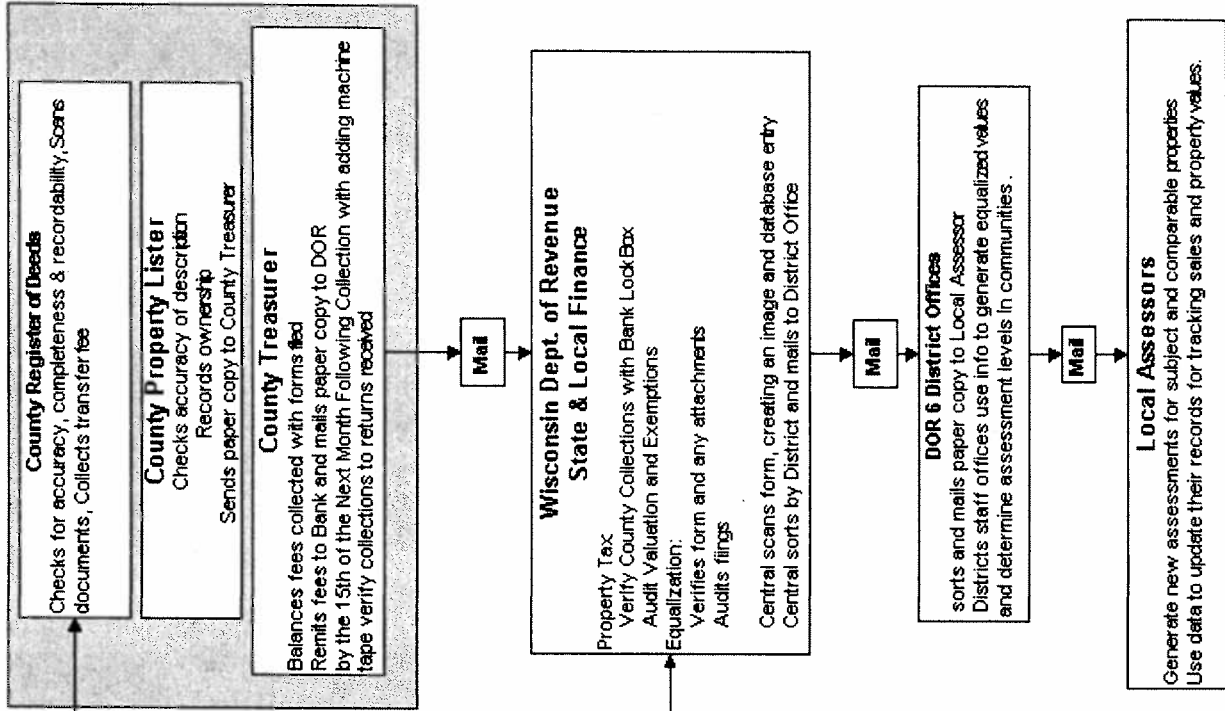
Social Security numbers are completely removed and placed on a separate server at the Dept. of Revenue where only Income Tax Auditors have access.

Includes primary residence Lottery & Gaming Credit notification for the new Property Owners.

Able to get a copy of Submitted return at anytime with the document number and dated recording information.

Save file for later completion or e-mailing to another party for review.

PE-500 Paper Flow Chart



Unsecured

The Social Security number is not secure as the paper return is mailed many times and viewed by many people

Error prone

25-30% of all paper returns are rejected by County Register of Deeds due to incompleteness or errors
Hand-written returns produce Scanning errors

Slow

It can take three-four months for data to become available for sales analysis

Labor intensive for Ever

Manual processing, proof-reading, collating, sorting, mailing, etc.



WNA

MEMO

WISCONSIN NEWSPAPER ASSOCIATION

February 29, 2008

... world's oldest press association, established 1853.

Peter D. Fox
Executive Director
3822 Mineral Point Road
Madison, WI 53705
(608) 238-7171

To: All Legislators
Re: Real estate transfer returns

AB 900

The Wisconsin Newspaper Association encourages your co-sponsorship and support of LR 4097/2 which provides direction to the Wisconsin Department of Revenue delineating information contained in real estate transfer returns which is publicly available to Wisconsin citizens and specifically which information – Social Security account numbers and telephone numbers – which must be kept confidential for personal security reasons.

WNA joins the Wisconsin Realtors® Association in recognizing that WDOR needs clear authority to compile and release to the public all information obtained from real estate transfer returns except for Social Security account numbers and telephone numbers.

We appreciate the leadership of WDOR Secretary Roger Ervin in developing this proposal and in his observation that, "The bill will enhance the security of sensitive information on the real estate return" while making other important data available to the public. He noted: "This will improve public access and will likely improve both academic and market research that relies on real estate sales data."

Please contact either me at (608) 238-7171 or Pete Christianson at (608) 283-2492 if you have questions or need additional information.

Thank you.





State of Wisconsin • DEPARTMENT OF REVENUE

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Jim Doyle
Governor

Roger M. Ervin
Secretary of Revenue

DATE: March 3, 2008
TO: Representative Steve Wieckert
FROM: Roger M. Ervin
SUBJECT: AB 900 – Real Estate Transfer Returns

At the February 21, 2008 hearing on AB 900 before the Assembly Committee on Housing, we heard concerns regarding the ability of some individuals to file the Real Estate Transfer Return (RETR) electronically. I assured the Committee that we would have a method for individuals to request a waiver from the electronic filing requirements.

Accordingly, I support the amendment to AB 900 which provides: "The secretary may waive the requirement to file electronically if the secretary determines, based on a written application for a waiver, that the requirement causes undue hardship." The Department of Revenue will develop the application for waiver and will distribute the application to all Register of Deed offices. The applications will also be available on the Department's web site. The application will be able to be mailed, faxed or electronically transmitted to the department. If the waiver is granted, a paper RETR will be mailed to the requester, along with the notification of waiver being granted.

Thank you for your continued support of these important issues regarding the RETR.