



## WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

**2011 Wisconsin Act 136**  
[2011 Senate Bill 307]

**Foreclosure of Abandoned Property**

2011 Wisconsin Act 136 relates to foreclosure on abandoned properties.

The Act revises the redemption period for abandoned property from two months to five weeks from the date a judgment of foreclosure is entered, and revises the length of time that a sheriff must publish the notice of a sale in a newspaper from six successive weeks to three successive weeks before the sale.

The Act also provides that in addition to the parties to the action, a representative of the municipality where the property is located may provide evidence or testimony to the court as to whether the property has been abandoned.

The Act specifies that in determining whether a property has been abandoned, the court must consider the totality of the circumstances, including:

- Boarded, closed, or damaged windows or doors to the premises.
- Missing, unhinged, or continuously unlocked doors to the premises.
- Terminated utility accounts for the premises.
- Accumulation of trash or debris on the premises.
- At least two reports to law enforcement of trespassing, vandalism, or other illegal acts being committed on the premises.
- Conditions that make the premises unsafe or unsanitary or that make the premises in imminent danger of becoming unsafe or unsanitary.

**Effective date:** Act 136 is effective April 5, 2012.

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This memo provides a brief description of the Act. For more detailed information, consult the text of the law and related legislative documents at the Legislature's Web site at: <http://www.legis.state.wi.us/>.