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(FORM UPDATED: 08/11/2010)

WISCONSIN STATE LEGISLATURE ... PUBLIC HEARING - COMMITTEE RECORDS

2011-12

(session year)

Senate

(Assembly, Senate or Joint)

Committee on Insurance and Housing...

COMMITTEE NOTICES ...

- Committee Reports ... **CR**
- Executive Sessions ... **ES**
- Public Hearings ... **PH**

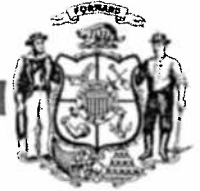
INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL

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



Frank Lasee

WISCONSIN STATE SENATOR
FIRST SENATE DISTRICT



**Testimony for bill SB-482
Homeowner Rights Bill
Senate Committee on Insurance and Housing
February 22, 2011**

The purpose of this bill is to provide a statewide standard that homeowners are permitted to rent their homes and to prevent a local unit of government from prohibiting the homeowner from doing so.

Local governments can continue to impose licensing requirements and continue to regulate rentals in a reasonable manner for all rental homes and properties. Under this bill, the local government can continue to ban rentals of fewer than 7 days.

In this difficult real estate market, homeowners often find themselves owning 2 homes. This bill protects their right to rent their home.

Wisconsin is a large "second home" real estate market. People buy second homes to enjoy weekend getaways and summer vacations. There are times that a homeowner may need to rent that second home to afford the costs associated with that home.

Rental bans discourage people from owning a second home because it strips them of the option of renting that home if they feel the need to.

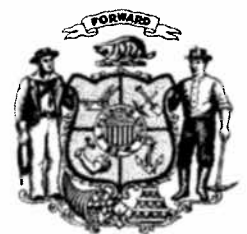
In Wisconsin, we have a tradition of renting summer cabins and lodges. This will give people who can't afford a second home, the ability to enjoy the great recreational activities that comes with having that getaway in Wisconsin.

The aim of this bill is to keep local units of government from banning or unreasonably restricting the ability of homeowners from renting their homes.

Frank Lasee
Wisconsin State Senator
First Senate District



WISCONSIN STATE LEGISLATURE





formerly the
Wisconsin Innkeepers Association

Serving the lodging
industry for more than
100 years

February 22, 2012

To: Senate Committee on Insurance and Housing
Senator Frank Lasee, Chairman
From: Trisha A. Pugal, CAE
President, CEO
RE: **Opposition to SB 482**

On behalf of the over 750 hotels, motels, resorts, inns, and bed and breakfasts in our membership, the Wisconsin Hotel & Lodging Association respectfully asks you to oppose SB 482.

As we represent the considerable diversity of lodging properties renting rooms, units, cottages and homes to the public, we are keenly aware of the need to provide fairness to all properties and to protect the safety of overnight guests.

The vacation homes in our membership are required to be licensed by the state, as we feel this provides the basic safety checks and balances the public expects when renting lodging of any type. It also protects the owner in demonstrating their efforts to provide for public safety and encourages the proper retention of insurance for liability protection. We do not feel that residential dwelling rentals, vacation home rentals, or any rental of overnight lodging to the public should be exempt from inspections and licensing.

In addition, by exempting these facilities from the definition of any type of lodging, they are exempt from any local Room Tax, which all other lodging properties must collect and remit to the municipality to help pay for marketing and other services for travelers that would also be staying at the residential dwelling rental. They should pay their portion like every other lodging property, as they share the same benefits.

Please re-consider this proposal and oppose SB 482. Thank-you

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