



WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

2013 Wisconsin Act 280
[2013 Assembly Bill 835]

Subdivision Development Security

2013 Wisconsin Act 280 allows a person requesting approval of a subdivision plat to choose whether to provide a performance bond or a letter of credit to an approving authority to ensure that required public improvements will be made in connection with the project. The Act also limits the amount of such security that may be required at the commencement of a project to 120% of the estimated total cost of the public improvements.

Upon substantial completion of required public improvements, an approving authority may not require a subdivider to maintain security in an amount that is more than the total cost to complete any remaining public improvements plus 10% of the total cost of the completed public improvement, and may not require the subdivider to maintain the security for longer than 14 months after the public improvements are substantially completed.

The Act defines “substantial completion” to mean when the binder coat is installed on roads to be dedicated or, in a case where no roads are to be dedicated, when 90% of the public improvements by cost are completed.

Effective date: The effective date is April 18, 2014, and first applies to a preliminary plat or, if no preliminary plat is submitted, a final plat, that is submitted on the effective date.

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LAK:jb;jal

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.wisconsin.gov>.