### 2017 Assembly Bill 205 (LRB -1654)

An Act to renumber and amend 16.84 (5); and to create 16.84 (5) (b) of the statutes; relating to: state leases for real property. (FE)

04-05. A. Introduced by Representatives Hutton, Sanfelippo, Brandtjen, Duchow, Gannon, Horlacher, Jarchow, Katsma, Kremer, Kulp, Murphy, Petersen, Quinn, Thiesfeldt, Tittl and Tusler; cosponsored by Senators Kapenga, Cowles, Craig, Darling, Feyen, Nass and Stroebel.   14'	2017			
04-05. A. Read first time and referred to Committee on State Affairs	04-05.	A.	Jarchow, Katsma, Kremer, Kulp, Murphy, Petersen, Quinn, Thiesfeldt, Tittl and Tusler;	1 47
04-28.       A. Fiscal estimate received         05-03.       A. Public hearing held         05-15.       A. Assembly Amendment 1 offered by Representative Zamarripa (LRB a0578)       23         05-16.       A. Assembly Amendment 2 offered by Representative Zamarripa (LRB a0589)       23         05-16.       A. Assembly Amendment 3 offered by Representative Zamarripa (LRB a0589)       23         05-16.       A. Assembly Amendment 4 offered by Representative Zamarripa (LRB a0590)       233         05-18.       A. Representative Knodl added as a coauthor       24         05-17.       A. Executive action taken       24         05-23.       A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes       24         05-23.       A. Referred to committee on Rules       24         06-21.       A. Read a second time       24         06-21.       A. Read a second time       31         06-21.       A. Read a second time       31         06-21.       A. Ordered to a third reading       31         06-21.       A. Read a third time and passed       31         06-21.       A. Read a third time and passed       31         06-22.       S. Received from Assembly       33         06-23.       S. Read first time and referred to committee	04.05			
05-03.         A. Public hearing held           05-15.         A. Assembly Amendment 1 offered by Representatives Doyle and Hutton (LRB a0585)         23           05-16.         A. Assembly Amendment 2 offered by Representative Zamarripa (LRB a0578)         23           05-16.         A. Assembly Amendment 3 offered by Representative Zamarripa (LRB a0589)         23           05-16.         A. Assembly Amendment 4 offered by Representative Zamarripa (LRB a0590)         23           05-18.         A. Representative Knodl added as a coauthor         24           05-17.         A. Executive action taken         24           05-23.         A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes 3         24           05-23.         A. Report passage as amended recommended by Committee on State Affairs, Ayes 10, Noes 4         24           05-23.         A. Referred to committee on Rules         24           06-21.         A. Placed on calendar 6-21-2017 by Committee on Rules         31           06-21.         A. Read a second time         31           06-21.         A. Ordered to a third reading         31           06-21.         A. Read a third time and passed         31           06-21.         A. Read a first time and referred to committee on Senate Organization, pursuant to Senate Rule 18         11           <				14
05-15.       A. Assembly Amendment 1 offered by Representative Zamarripa (LRB a0585)       230         05-16.       A. Assembly Amendment 2 offered by Representative Zamarripa (LRB a0589)       231         05-16.       A. Assembly Amendment 3 offered by Representative Zamarripa (LRB a0589)       233         05-16.       A. Assembly Amendment 4 offered by Representative Zamarripa (LRB a0590)       233         05-18.       A. Representative Knodl added as a coauthor       24         05-17.       A. Executive action taken       24         05-23.       A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes 3       24         05-23.       A. Referred to committee on Rules       24         06-21.       A. Referred to committee on Rules       24         06-21.       A. Placed on calendar 6-21-2017 by Committee on Rules       31         06-21.       A. Resed a second time       31         06-21.       A. Resed a third time and passed       31         06-21.       A. Read a third time and passed       31         06-21.       A. Read a third time and passed       31         06-22.       S. Received from Assembly       33         06-23.       S. Available for scheduling       34         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate				
05-16.       A. Assembly Amendment 2 offered by Representative Zamarripa (LRB a0578)       233         05-16.       A. Assembly Amendment 3 offered by Representative Zamarripa (LRB a0589)       233         05-16.       A. Assembly Amendment 4 offered by Representative Zamarripa (LRB a0590)       233         05-18.       A. Representative Knodl added as a coauthor       24         05-17.       A. Executive action taken       24         05-23.       A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes       3         05-23.       A. Referred to committee on Rules       24         05-23.       A. Referred to committee on Rules       24         06-21.       A. Placed on calendar 6-21-2017 by Committee on Rules       24         06-21.       A. Read a second time       31         06-21.       A. Sasembly Amendment 1 adopted       31         06-21.       A. Ordered to a third reading       31         06-21.       A. Rules suspended       31         06-21.       A. Read a third time and passed       31         06-22.       S. Recal first time and referred to committee on Senate Organization       34         06-23.       S. Read first time and referred to committee on Senate Organization, pursuant to Senate Rule 18       10         10-27.       S.				224
05-16.       A. Assembly Amendment 3 offered by Representative Zamarripa (LRB a0589)       233         05-16.       A. Assembly Amendment 4 offered by Representative Zamarripa (LRB a0590)       233         05-18.       A. Representative Knodl added as a coauthor       24         05-17.       A. Executive action taken       24         05-23.       A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes 3       24         05-23.       A. Referred to committee on Rules       24         05-23.       A. Referred to committee on Rules       24         06-14.       A. Placed on calendar 6-21-2017 by Committee on Rules       24         06-21.       A. Read a second time       31         06-21.       A. Resembly Amendment 1 adopted       31         06-21.       A. Ordered to a third reading       31         06-21.       A. Rules suspended       31         06-21.       A. Read a third time and passed       31         06-21.       A. Read a third time and passed       31         06-22.       S. Received from Assembly       33         06-23.       S. Read first time and referred to committee on Senate Organization, pursuant to Senate Rule 18       18         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)       51 <td></td> <td></td> <td></td> <td></td>				
05-16.       A. Assembly Amendment 4 offered by Representative Zamarripa (LRB a0590)       236         05-18.       A. Representative Knodl added as a coauthor       24         05-17.       A. Executive action taken       24         05-23.       A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes 3       24         05-23.       A. Report passage as amended recommended by Committee on State Affairs, Ayes 10, Noes 4       24         05-23.       A. Referred to committee on Rules       24         06-21.       A. Placed on calendar 6-21-2017 by Committee on Rules       31         06-21.       A. Read a second time       31         06-21.       A. Assembly Amendment 1 adopted       31         06-21.       A. Ordered to a third reading       31         06-21.       A. Read a third time and passed       31         06-21.       A. Read a third time and passed       31         06-22.       S. Received from Assembly       33         06-23.       S. Read first time and referred to committee on Senate Organization, pursuant to Senate Rule 18       18         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)       51         10-31.       S. Read a third time and concurred in       51         10-31.       S. Read a third time				
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05-23. A. Report Assembly Amendment 1 adoption recommended by Committee on State Affairs, Ayes 11, Noes 3				24.
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05-23.       A. Report passage as amended recommended by Committee on State Affairs, Ayes 10, Noes 4       244         05-23.       A. Referred to committee on Rules       244         06-14.       A. Placed on calendar 6-21-2017 by Committee on Rules       31:         06-21.       A. Read a second time       31:         06-21.       A. Assembly Amendment 1 adopted       31:         06-21.       A. Ordered to a third reading       31:         06-21.       A. Rules suspended       31:         06-21.       A. Read a third time and passed       31:         06-21.       A. Read a third time and passed       31:         06-21.       A. Ordered immediately messaged       31:         06-22.       S. Received from Assembly       33:         06-23.       S. Read first time and referred to committee on Senate Organization       34         06-23.       S. Public hearing requirement waived by committee on Senate Organization, pursuant to Senate Rule 18       51         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)       51         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)       51         10-31.       S. Read a second time       51         10-31.       S. Read a third time and concurred in       51	05-23.	A.		2.44
05-23.       A. Referred to committee on Rules       244         06-14.       A. Placed on calendar 6-21-2017 by Committee on Rules         06-21.       A. Read a second time       31:         06-21.       A. Assembly Amendment 1 adopted       31:         06-21.       A. Ordered to a third reading       31:         06-21.       A. Rules suspended       31:         06-21.       A. Read a third time and passed       31:         06-21.       A. Ordered immediately messaged       31:         06-22.       S. Received from Assembly       33:         06-23.       S. Read first time and referred to committee on Senate Organization       34         06-23.       S. Available for scheduling       34         10-27.       S. Public hearing requirement waived by committee on Senate Organization, pursuant to Senate Rule 18       51         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)       51         10-31.       S. Read a second time       51         10-31.       S. Rules suspended       51         10-31.       S. Read a third time and concurred in       51         10-31.       S. Ordered immediately messaged       51	05.00			
06-14. A. Placed on calendar 6-21-2017 by Committee on Rules 06-21. A. Read a second time				
06-21.       A. Read a second time       312         06-21.       A. Assembly Amendment 1 adopted       312         06-21.       A. Ordered to a third reading       313         06-21.       A. Rules suspended       313         06-21.       A. Read a third time and passed       313         06-21.       A. Ordered immediately messaged       313         06-22.       S. Received from Assembly       333         06-23.       S. Read first time and referred to committee on Senate Organization       34         06-23.       S. Available for scheduling       34         10-27.       S. Public hearing requirement waived by committee on Senate Organization, pursuant to Senate Rule 18       510         10-27.       S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)       510         10-31.       S. Read a second time       510         10-31.       S. Rules suspended       510         10-31.       S. Read a third time and concurred in       510         10-31.       S. Ordered immediately messaged       510				248
06-21. A. Assembly Amendment 1 adopted				21/
06-21. A. Ordered to a third reading				
06-21. A. Rules suspended				
06-21. A. Read a third time and passed				
06-21. A. Ordered immediately messaged				
06-22. S. Received from Assembly				
06-23. S. Read first time and referred to committee on Senate Organization				
06-23. S. Available for scheduling 10-27. S. Public hearing requirement waived by committee on Senate Organization, pursuant to Senate Rule 18 (1m), Ayes 5, Noes 0				
10-27. S. Public hearing requirement waived by committee on Senate Organization, pursuant to Senate Rule 18 (1m), Ayes 5, Noes 0				34
(1m), Ayes 5, Noes 0				
10-27. S. Placed on calendar 10-31-2017 pursuant to Senate Rule 18(1)	10-27.	S.		510
<ul> <li>10-31. S. Read a second time</li> <li>10-31. S. Ordered to a third reading</li> <li>10-31. S. Rules suspended</li> <li>10-31. S. Read a third time and concurred in</li> <li>10-31. S. Ordered immediately messaged</li> </ul>	10-27.	S.		
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### **2017 ENROLLED BILL**

	Adop	ted Documents	
☑ Original	☐ Engrossed	☐ Substitute Amdt	17-1654 11
mendments: 🗌 No	one or 🛭 Listed below.	1	
orrections: ፟፟⊠ Non	ne or ☐ Listed by date bel	ow.	
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**Enrolling Drafter** 



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## State of Misconsin 2017 - 2018 LEGISLATURE

LRB-1654/1 CMH:amn&kjf

## 2017 ASSEMBLY BILL 205

April 5, 2017 - Introduced by Representatives Hutton, Sanfelippo, Brandtjen, Duchow, Gannon, Horlacher, Jarchow, Katsma, Kremer, Kulp, Murphy, Petersen, Quinn, Thiesfeldt, Tittl and Tusler, cosponsored by Senators Kapenga, Cowles, Craig, Darling, Feyen, Nass and Stroebel. Referred to Committee on State Affairs.

AN ACT to renumber and amend 16.84 (5); and to create 16.84 (5) (b) of the

statutes; **relating to:** state leases for real property.

### Analysis by the Legislative Reference Bureau

Under current law, the Department of Administration has the general responsibility for leasing real property by the state. Under this bill, DOA, when entering into or renewing a lease, must conduct a cost-benefit analysis comparing the proposed lease to the purchase of the space or another suitable space and must evaluate comparable lease options within a 10-mile radius to ensure that the proposed lease rates do not exceed lease rates on comparable properties or the market rate by more than 5 percent. In addition, under the bill, if a proposed lease involves an annual rent of more than \$500,000, it must be signed by the secretary of administration and DOA must submit the proposed lease, as well as the cost-benefit analysis and evaluation of comparable lease rates, to the Joint Committee on Finance for a 14-day passive review.

For further information see the **state** fiscal estimate, which will be printed as an appendix to this bill.

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

**SECTION 1.** 16.84 (5) of the statutes is renumbered 16.84 (5) (a) and amended

4 to read:

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#### **ASSEMBLY BILL 205**

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16.84 (5) (a) Have responsibility, subject to approval of the governor, for all functions relating to the leasing, acquisition, allocation, and utilization of all real property by the state, except where such responsibility is otherwise provided by the statutes. In exercising this connection responsibility, the department shall may not enter into, extend, or renew a lease involving an annual rent of more than \$500,000 unless the secretary signs the lease, a copy of the proposed lease is submitted electronically to the chief clerk of each house for distribution, and the department notifies the joint committee on finance of the proposed lease and provides the committee with the information under par. (b) as well as a summary report of that information, including the terms of the lease and the lease rate per square foot of the proposed property and the comparable options. If the cochairpersons of the joint committee on finance do not notify the secretary that the committee has scheduled a meeting for the purpose of reviewing the proposed lease within 14 working days after the date of the notification, the lease may be entered into, extended, or renewed. If, within 14 working days after the date of the notification, the cochairpersons of the committee notify the secretary that the committee has scheduled a meeting for the purpose of reviewing the proposed lease, the lease may be entered into, extended, or renewed only upon approval of the committee.

(c) When exercising the responsibility under par. (a), with the governor's approval, require physical consolidation of office space utilized by any executive branch agency, as defined in s. 16.70 (4), having fewer than 50 authorized full-time equivalent positions with office space utilized by another executive branch agency, whenever feasible. The department shall lease

### **ASSEMBLY BILL 205**

.1	(d) Lease or acquire office space for legislative offices or legislative service
2	agencies at the direction of the joint committee on legislative organization. In this
3	subsection, "executive branch agency" has the meaning given in s. 16.70 (4).
4	<b>SECTION 2.</b> 16.84 (5) (b) of the statutes is created to read:
5	16.84 (5) (b) Before entering into, extending, or renewing a lease, do all of the
6	following:
7	1. Conduct a cost-benefit analysis comparing the lease with purchasing the
8	space or another suitable space.
9	2. Evaluate comparable lease options within a 10-mile radius of the property
10	proposed in the lease to ensure the lease rate per square foot does not exceed the lease
11	rate per square foot on comparable properties or the market rate by more than 5
12	percent.
13	Section 3. Initial applicability.
14	(1) This act first applies to leases entered into, renewed, or extended on the
15	effective date of this subsection.
16	(END)



## State of Misconsin 2017 - 2018 LEGISLATURE

LRBa0585/1 CMH:jld

## ASSEMBLY AMENDMENT 1, TO ASSEMBLY BILL 205

May 15, 2017 - Offered by Representatives Doyle and Hutton.

1	At the locations indicated, amend the bill as follows:	
2	1. Page 3, line 10: delete "in the lease" and substitute "in the lease, or if there	\
3	are not sufficient comparable properties within a 10-mile radius to perform a	/
4	meaningful comparison, a wider radius as needed,".	
5	(END)	
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	# 1	