



## WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

**2017 Wisconsin Act 338**  
[2017 Assembly Bill 812]

**Real Estate Disclosures and  
Reports**

2017 Wisconsin Act 338 repeals and recreates real estate disclosure report forms, including forms relating to sales of residential property and vacant land.

Additionally, with respect to reports by home inspectors, the Act defines the term “defect” as used in such reports to mean “a condition of any component of an improvement that would significantly impair the health or safety of future occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.”

The Act also specifies that a home inspector may not use the term “defect” in a report unless the use of the term is consistent with the definition created by the Act.

*Effective date:* July 1, 2018

*Prepared by:* Scott Grosz, Principal Attorney

May 1, 2018

SG:mcm;ty

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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.wisconsin.gov>.