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# Wisconsin Legislative Council

## AMENDMENT MEMO

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**2019 Assembly Bill 685**

**Assembly Amendment 1**

### **2019 ASSEMBLY BILL 685**

2019 Assembly Bill 685 creates certain notice requirements that must be satisfied by a condominium association or unit owner prior to the filing of a claim by an association or unit owner against the other party. Specifically, the bill requires the association or unit owner to provide a notice of claim, allowing the other party to request a direct negotiation conference. If a unit owner makes a conference request, the association must participate; however, if an association makes a request, the unit owner may, but is not required to, participate in the negotiation conference.

The bill applies to new condominiums created on or after the effective date of the bill.

The bill applies to existing condominiums unless the existing declaration or bylaws of the condominium association provide otherwise. In that case, the bill applies only if the condominium association elects to be subject to the bill.

### **ASSEMBLY AMENDMENT 1**

Assembly Amendment 1 modifies the condominiums to which the bill applies. Under the amendment, the bill applies to new and existing condominiums unless the declaration of the condominium provides a process for resolving disputes through direct negotiation, mediation, or arbitration.

### **BILL HISTORY**

2019 Assembly Bill 685 was introduced by Representative Kitchens and others on December 20, 2019. Representative Kitchens offered Assembly Amendment 1 on January 27, 2020. On February 6, 2020, the Assembly Committee on Housing and Real Estate recommended adoption of the amendment, and passage of the bill, as amended, on votes of Ayes, 9; Noes, 0.

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