2019 ASSEMBLY BILL 327


AN ACT to consolidate, renumber and amend 867.046 (2) (intro.), (a) and (b); and to amend 867.045 (1) (intro.) of the statutes; relating to: obtaining evidence of the termination of certain property interests of a decedent.

Analysis by the Legislative Reference Bureau

Under current law, a person may obtain evidence that certain property interests of a decedent have been terminated by providing information to the register of deeds of the county in which the property is located. To obtain such evidence under current law, a person must submit to the register of deeds a certified copy of the decedent’s death record. This bill eliminates the requirement to submit a certified copy of the decedent’s death record to the register of deeds. Instead, this bill requires the person seeking to obtain the evidence of the termination of the decedent’s property interest to verify, under oath, the correctness of the information provided to the register of deeds, which includes the date of the decedent’s death.

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

SECTION 1. 867.045 (1) (intro.) of the statutes is amended to read:

867.045 (1) (intro.) Upon the death of any person having an interest as a joint tenant or life tenant in any real property or in the vendor’s interest in a land contract
or a mortgagee’s interest in a mortgage, any person interested in the property may obtain evidence of the termination of that interest of the decedent by providing to the register of deeds of the county in which such property is located a certified copy of the death record for the decedent and by providing, on applications supplied by the register of deeds for that purpose, the name and address of the decedent and of the surviving joint tenant or remainder beneficiary, the date of the decedent’s death, and the applicant’s interest in the property. A person providing an application to the register of deeds under this subsection shall sign the application and verify, under oath, the correctness of the information provided in the application.

The applicant shall also provide to the register of deeds the following information:

SECTION 2. 867.046 (2) (intro.), (a) and (b) of the statutes are consolidated, renumbered 867.046 (2) (intro.) and amended to read:

867.046 (2) UPON DEATH; INTEREST IN PROPERTY. (intro.) As an alternative to sub. (1m), upon the death of any person having an interest in any real property, a vendor’s interest in a land contract, an interest in a savings or checking account, an interest in a security, a mortgagee’s interest in a mortgage, or an interest in property passing under s. 705.10 (1), including an interest in survivorship marital property, the decedent’s spouse, a beneficiary of a marital property agreement, a TOD beneficiary, or a beneficiary of a transfer under s. 705.10 (1) may obtain evidence of the termination of that interest of the decedent and confirmation of the petitioner’s applicant’s interest in the property by providing to the register of deeds of the county in which the property is located the certified death record for the decedent and, on applications supplied by the register of deeds for that purpose, all of the following information: (a) The name, residence, and post-office address of the decedent and, the name, residence, and post-office address of the
applicant.  (b) The date of decedent’s death.  A person providing an application to the register of deeds under this subsection or, if the person is not an individual, a representative of the person shall sign the application and verify, under oath, the correctness of the information provided in the application. The applicant shall also provide to the register of deeds the following information:

(END)