

## Assembly

## Record of Committee Proceedings

## Committee on Housing and Real Estate

# Assembly Bill 157

Relating to: prohibiting filing or recording contracts for services or materials that do not improve real estate and providing a penalty.

By Representatives Maxey, Piwowarczyk, Behnke, Dittrich, Knodl, Kreibich, Murphy, Pronschinske, Summerfield and Ortiz-Velez; cosponsored by Senators Quinn, Marklein, Dassler-Alfheim, Nass, Spreitzer and Wall.

April 02, 2025      Referred to Committee on Housing and Real Estate

May 08, 2025                      **Public Hearing Held**

Present: (13) Representative Brooks; Representatives  
Murphy, Armstrong, Penterman, Pronschinske,  
Summerfield, Kreibich, Goeben, Haywood,  
Bare, Clancy, Emerson and Ortiz-Velez.

Absent: (0) None.

Excused: (2) Representatives Allen and Piwowarczyk.

### Appearances For

- Representative Dave Maxey - Wisconsin State Legislature-83rd Assembly District
- Chris Charles - Wisconsin Land Title Association
- Meghan Grulkowski - Wisconsin Land Title Association
- Sarah Fraley - Waukesha County
- Cori Lamont - Wisconsin Realtors Association

## Appearances Against

- None.

### Appearances for Information Only

- None.

## Registrations For

- Jim Steineke - Wisconsin Land Title Association
- Senator Romaine Quinn - Wisconsin State Legislature-25th Senate District
- Kathi Kilgore - Community Associations Institute of Wisconsin

### Registrations Against

- None.

Registrations for Information Only

- None.

May 15, 2025

**Executive Session Held**

Present: (13) Representative Brooks; Representatives Murphy, Armstrong, Penterman, Piwowarczyk, Summerfield, Kreibich, Goeben, Haywood, Bare, Clancy, Emerson and Ortiz-Velez.

Absent: (0) None.

Excused: (2) Representatives Allen and Pronschinske.

Moved by Representative Clancy, seconded by Representative Armstrong that **Assembly Amendment 1** be recommended for adoption.

Ayes: (13) Representative Brooks; Representatives Murphy, Armstrong, Penterman, Piwowarczyk, Summerfield, Kreibich, Goeben, Haywood, Bare, Clancy, Emerson and Ortiz-Velez.

Noes: (0) None.

ASSEMBLY AMENDMENT 1 ADOPTION RECOMMENDED,  
Ayes 13, Noes 0

Moved by Representative Clancy, seconded by Representative Armstrong that **Assembly Amendment 2** be recommended for adoption.

Ayes: (13) Representative Brooks; Representatives Murphy, Armstrong, Penterman, Piwowarczyk, Summerfield, Kreibich, Goeben, Haywood, Bare, Clancy, Emerson and Ortiz-Velez.

Noes: (0) None.

ASSEMBLY AMENDMENT 2 ADOPTION RECOMMENDED,  
Ayes 13, Noes 0

Moved by Representative Armstrong, seconded by Representative Clancy that **Assembly Bill 157** be recommended for passage as amended.

Ayes: (13) Representative Brooks; Representatives Murphy, Armstrong, Penterman,

Piwowarczyk, Summerfield, Kreibich,  
Goeben, Haywood, Bare, Clancy, Emerson  
and Ortiz-Velez.

Noes: (0) None.

PASSAGE AS AMENDED RECOMMENDED, Ayes 13, Noes 0

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Christopher Schaefer  
Committee Clerk