

## Assembly

### Record of Committee Proceedings

#### **Committee on Housing and Real Estate**

**For the Public Hearing on 05/15/2025 10:01 AM**

##### **Assembly Bill 202**

Relating to: voidable provisions in residential rental agreements and the application of the Wisconsin Consumer Act to leases.

By Representatives Krug, Brooks, Allen, Armstrong, Franklin, Goeben, B. Jacobson, Kaufert, Kitchens, Moses, Murphy, O'Connor, Ortiz-Velez, Sortwell, Spiros, Tusler, Wittke, Behnke and Snyder; cosponsored by Senators Feyen, Jacque, Jagler, Nass, Quinn, Stafsholt and Wanggaard.

April 17, 2025

Referred to Committee on Housing and Real Estate

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.

##### Appearances For

- Representative Scott Krug - Wisconsin State Legislature-72nd Assembly District
- Representative Jerry O'Connor - Wisconsin State Legislature-60th Assembly District
- Mike Cottrell - Rental Property Association of Wisconsin
- Heiner Giese - Rental Property Association of Wisconsin
- Kirsten Pezewski - Rental Property Association of Wisconsin
- Steve Lehmen - Rental Property Association of Wisconsin
- Ben Byczek
- Cori Lamont - Wisconsin Realtors Association

##### Appearances Against

- Abigail Wiley - Legal Action of Wisconsin
- Heidi Wegleitner - Legal Action of Wisconsin
- Mitch
- Nick Toman - Legal Aid Society of Milwaukee
- Riad El-Azem - Legal Aid Society of Milwaukee

Appearances for Information Only

- None.

Registrations For

- Randy Hess
- Victoria LaBrosse - Apartment Association of South Central Wisconsin
- Robert Procter
- David Mays
- Jay Koritzinsky
- Brad Boycks - Wisconsin Builders Association
- Bob Welch - Apartment Association of South Central Wisconsin
- Rick Van Der Leest - Apartment Association of NE Wisconsin and Fox Valley Apartment Association
- Brian Dake - Wisconsin Independent Businesses
- Brian Hervat - Kenosha Landlord Association
- Robert Chimel
- Gary Goyke - Rental Property Association
- Christopher Rudkys - Apartment Owners and Managers Association of Wisconsin
- Christopher Rudkys - Institute of Real Estate Management-Madison
- Christopher Rudkys - Institute of Real Estate Management-Milwaukee
- Amy Bliss - Wisconsin Housing Alliance
- Angie Diedrich - Wisconsin Housing Alliance
- Senator Dan Feyen - Wisconsin State Legislature-20th Senate District

Registrations Against

- None.

Registrations for Information Only

- None.

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Christopher Schaefer  
Committee Clerk