



State of Wisconsin
2003 - 2004 LEGISLATURE

LRBa2259/2
RPN:jld:rs

**ASSEMBLY AMENDMENT 1,
TO 2003 ASSEMBLY BILL 254**

February 25, 2004 – Offered by Representative WIECKERT.

1 At the locations indicated, amend the bill as follows:

2 **1.** Page 4, line 11: after “bylaws” insert “. Requirements and restrictions for
3 renting of residential units stated in an amendment to the declaration of a
4 condominium established before the effective date of this paragraph ... [revisor
5 inserts date], are not binding on leases in effect on the date that the amendment is
6 recorded or on unit owners who did not give written consent to the amendment, but
7 are binding on the unit owner once the unit is sold and conveyed to a new unit owner”.

8 **2.** Page 5, line 9: delete lines 9 to 18.

9 **3.** Page 6, line 19: after that line insert:

10 “(d) This subsection applies to condominiums that were established before the
11 effective date of this paragraph [revisor inserts date], only to the extent that the
12 declaration was amended with the consent of all unit owners to include any of the
13 provisions of this subsection.”.

1 **4.** Page 11, line 11: on lines 11 and 14, substitute “amendment” for “affidavit”.

2 **5.** Page 12, line 3: delete the material beginning with “provide” and ending
3 with “may” on line 4.

4 **6.** Page 18, line 15: delete the material beginning with that line and ending
5 with page 19, line 2.

6 **7.** Page 24, line 18: delete “at least two-thirds” and substitute “a majority”.

7 **8.** Page 25, line 3: delete “at least”.

8 **9.** Page 25, line 4: delete “two-thirds” and substitute “a majority”.

9 **10.** Page 26, line 17: after “declaration” insert “, shall be prepared in the
10 standard format for recorded documents under s. 59.43 (2m),”.

11 **11.** Page 32, line 17: delete “one year thereafter” and substitute “2 years
12 thereafter, but no earlier than 2 years after the declaration is recorded”.

13 **12.** Page 33, line 3: delete “, but no request may be made for an ” and substitute
14 “at the association’s expense. The cost of any”.

15 **13.** Page 33, line 4: delete that line and substitute “requested within 36
16 months after the completion of a previous audit shall be paid for by the requesting
17 unit owners.”.

18 **14.** Page 35, line 1: delete lines 1 to 3.

19 **15.** Page 41, line 14: after that line insert:

20 “11m. ‘Fees on new units.’ A description of any provisions exempting the
21 declarant or modifying the declarant’s obligation to pay assessments on the
22 declarant’s unsold units during the period of the declarant’s control, and any other

1 provisions in the declaration, bylaws, or budget addressing the levying and payment
2 of assessments on units during the period of the declarant's control.

3 11q. 'Amendments.' An indication that a unit purchaser's rights and
4 responsibilities may be altered by an amendment of the declaration or bylaws, and
5 a description of the amendment process and requirements.".

6 **16.** Page 51, line 18: delete the material beginning with that line and ending
7 with page 52, line 4.

8 **17.** Page 53, line 6: delete lines 6 to 8.

9 (END)