



2025 ASSEMBLY BILL 175

April 15, 2025 - Introduced by Representatives MAXEY, DONOVAN, MADISON, DITTRICH, HONG, JOERS, MIRESE, MOORE OMOKUNDE, MURSAU, ORTIZ-VELEZ, PALMERI, PHELPS, RODRIGUEZ, SINICKI, UDELL, KIRSCH and O'CONNOR, cosponsored by Senators TOMCZYK, WANGGAARD, LARSON and SPREITZER. Referred to Committee on Housing and Real Estate.

- 1 **AN ACT** *to create* 101.1115 of the statutes; **relating to:** requiring periodic
2 inspections of parking structures.

Analysis by the Legislative Reference Bureau

This bill requires the owner of a parking structure to engage a professional engineer to inspect the structural integrity of the parking structure at least once within five years after the bill takes effect, and at least once every five years thereafter. The owner must also submit a report containing the results of the inspection to the Department of Safety and Professional Services or, if the city, village, town, or county within which the parking structure is located is authorized to perform commercial building plan examinations, to that city, village, town, or county. During the period beginning six months after the date by which the bill requires an inspection and ending 12 months after that date, an owner of a parking structure who violates the bill's requirement is subject to a forfeiture of \$200 for each month that no inspection is conducted. One year after the date by which the bill requires an inspection, DSPS must close the parking structure if no inspection is conducted.

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

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1 **SECTION 1.** 101.1115 of the statutes is created to read:

2 **101.1115 Periodic inspection of parking structure.** (1) In this section,
3 “plan review authority” means the department or, if the city, village, town, or
4 county within which a parking structure is located is authorized to perform
5 examinations under s. 101.12, that city, village, town, or county.

6 (2) (a) The owner of a parking structure shall engage a professional engineer
7 registered under s. 443.04 at least once within 5 years of the effective date of this
8 paragraph [LRB inserts date], and at least once every 5 years after the most
9 recent such inspection, to inspect the structural integrity of the parking structure
10 to ensure that it can continue to meet the loads and uses for which it was designed.

11 (b) An inspection of the structural integrity of a parking structure conducted
12 under s. 101.02 (5) or (15) or 101.12 satisfies the requirement under par. (a).

13 (c) The owner of a parking structure shall submit a report containing the
14 results of an inspection required under par. (a), other than an inspection conducted
15 under s. 101.02 (5) or (15) or 101.12, to the plan review authority of the parking
16 structure.

17 (3) (a) If the owner of a parking structure violates sub. (2) (a), the plan review
18 authority of the parking structure, if not the department, shall notify the
19 department of the violation no later than 30 days after the date by which sub. (2) (a)
20 requires an inspection.

21 (b) No later than 30 days after receiving notice under par. (a), the department
22 shall notify the owner of the parking structure of the requirements and penalties
23 under this section.

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(c) For the period beginning 6 months after the date by which sub. (2) (a) requires an inspection and ending 12 months after the date by which sub. (2) (a) requires an inspection, the owner of a parking structure who violates sub. (2) (a) shall forfeit \$200 for each month that the owner violates sub. (2) (a).

(d) One year after the date by which sub. (2) (a) requires an inspection, the department shall close a parking structure that has not been inspected as described under sub. (2) (a). If the plan review authority of the parking structure is a city, village, town, or county, the department shall notify the plan review authority of the closure of the parking structure.

(e) If the department closes a parking structure under par. (d), and the parking structure is later inspected as described under sub. (2) (a) and the department allows the parking structure to reopen, and if the plan review authority of the parking structure is a city, village, town, or county, the department shall notify the plan review authority of the date that the inspection was conducted.

(END)