710.01 Aliens may acquire lands. Subject to the limitations of s. 710.02 an alien may acquire and hold lands or any right thereto or interest therein by purchase, devise or descent, and if the alien shall convey, mortgage and devise the same; and if the alien shall die intestate the same shall descend to the alien’s heirs; and in all cases such lands shall be held, conveyed, mortgaged or devised or shall descend in like manner and with like effect as if such alien were a native citizen of the state or of the United States.

History: 1993 a. 486.

710.02 Limitation on nonresident aliens and corporations. (1) LIMITATION. The following persons may not acquire, own or hold any interest, directly or indirectly, except an interest used to secure repayment of a debt incurred in good faith, in more than 640 acres of land in this state:

(a) Aliens not residents of a state of the United States.

(b) Corporations not created under the laws of the United States or a state of the United States.

(c) 1. Corporations, limited liability companies, partnerships or associations having more than 20 percent of their stock, securities or other indicia of ownership held or owned by persons under par. (a) or (b).

2. Trusts having more than 20 percent of the value of their assets held for the benefit of persons under par. (a) or (b).

(2) EXCEPTIONS. Except as provided in sub. (3), sub. (1) does not apply to:

(a) Subject to sub. (5), any person acquiring an interest in land by devise, inheritance or in the good faith collection of debts by due process of law.

(b) Citizens, foreign governments or subjects of a foreign government whose rights to hold larger quantities of land are secured by treaty.

(c) Railroad or pipeline corporations.

(d) An exploration mining lease as defined in s. 107.001 (1) and land used for mining and associated activities under chs. 293 and 295.

(e) Manufacturing activities specified under division D of the standard industrial classification manual published by the U.S. printing office, 1972 and later editions.


(g) Leases for exploration or production of oil, gas, coal, shale and related hydrocarbons, including by-products of the production, and land used in connection with the exploration or production.

(3) USE OF LAND RESTRICTED. Land in excess of 640 acres, acquired by a person listed under sub. (1) other than a person listed under sub. (2) (a), (b) or (c) for an activity listed under sub. (2) (d), (e), (f) or (g), may not be used directly or indirectly by that person for any activity not under sub. (2) (d), (e), (f) or (g). Pending the conversion and development of the land for a purpose permitted under sub. (2) (d), (e), (f) or (g), it may be used for agriculture or forestry purposes under a lease to a person not subject to sub. (1).

710.03 Provision not retroactive. The title to any lands conveyed before May 3, 1887, or any lands which nonresident aliens may hold under s. 710.02 conveyed since that date, shall not

Products of the land may be sold by the lessee to the owner of the land.

(4) REPORTING REQUIREMENTS. (a) Any person filing a report required under 7 USC 3501 to 3508 shall file with the secretary of agriculture, trade and consumer protection a duplicate original of the report, together with both of the following:

1. The tax parcel number or full legal description of the lands acquired, owned or held.

2. If the interest in land is acquired, owned or held under an exception set forth in sub. (2), a statement which sets forth the specific exception and, if under sub. (2) (d), (e), (f) or (g), the timetable and plan for conversion and development to a purpose permitted under sub. (2) (d), (e), (f) or (g).

(b) The secretary shall annually submit to the chief clerk of each house of the legislature, for distribution to the appropriate standing committees under s. 13.172 (3), a report summarizing information received under par. (a).

(5) DIVESTITURE. (a) Interests exceeding 640 acres acquired by persons under sub. (1) shall be divested at the discretion of the holder to comply with sub. (1) within 4 years after:

1. Acquiring the interest, if the interest is described under sub. (2) (a) and the person is subject to sub. (1) (a) or (b).

2. Acquiring the interest or becoming subject to sub. (1) (c), whichever is later, if the person is subject to sub. (1) (c).

(b) Land subject to divestiture under par. (a) may not be managed to cause undue levels of soil erosion or to injure the long−range productivity of the land. The attorney general may bring an action to enjoin these practices on the land.

(6) FORFEITURES. Interests in lands in excess of 640 acres acquired or held in violation of this section are forfeited to the state. The holder of the interest shall determine which lands are to be forfeited to comply with sub. (1).

(7) PENALTY FOR FAILURE TO REPORT. Any person violating sub. (4) (a) shall forfeit not less than $500 nor more than $5,000.

(8) ENFORCEMENT. The attorney general shall enforce this section.

(9) APPLICABILITY. This section applies to interests in land acquired after July 1, 1982. No interest acquired before July 1, 1982, is subject to divestiture or forfeiture under this section.


NOTE: 1983 Wis. Act 335, which repealed and recreated this section, contains a “legislative declaration” of intent in section 1.

The rationale of s. 710.02, 1973 stats., which limited nonresident alien ownership of land, was premised upon potential detriment to the welfare of the community and was not so arbitrary as to deny equal protection. Lehdorff Geneva, Inc. v. Warren, 74 Wis. 2d 369, 246 N.W.2d 815 (1976).

Sub. (1) is generally inapplicable to General Agreement on Trade in Services (GATS) members, their services, or their service suppliers to the extent they seek to acquire, own, or hold land for enumerated service–related uses enumerated in the U.S. Schedule for the agreement. To the extent they seek to enforce their rights under the GATS, GATS members and their service suppliers, including citizens of and corporations organized under GATS members, are covered by the treaty exception in sub. (2) that exempts “citizens, foreign governments or subjects of a foreign government” from the acreage limitation. OAG 11−14.
be questioned nor in any manner affected by reason of the alienage
of any person from or through whom such title may have been
derived.

710.05 Adverse claim to account. (1) In this section:
(a) “Account” means credit of a depositor with a financial
institution, and includes a demand deposit or savings account, cer-
tificate of deposit, share account, time deposit, open account and
other similar arrangements.
(b) “Depositor” means a person who, by agreement with a
financial institution or by written power of attorney, has the right
to issue orders or instructions concerning an account.
(c) “Financial institution” means a state or national bank, trust
company, savings bank, building and loan association, savings
and loan association or credit union doing business in this state.
(2) Except as provided in ch. 112 or subch. I of ch. 705, notice
to a financial institution of a claim to all or part of an account by
any person other than a depositor of the account or the financial
institution has no effect upon the rights and duties of the depositor
or financial institution with respect to the account, and notwith-
standing such notice or claim the financial institution may honor
the orders and instructions of its depositor regarding the account
without liability to the claimant until otherwise ordered by a court
or administrative agency of appropriate jurisdiction.

History: 1977 c. 430; 1989 a. 331.

710.07 Conveyances by life tenant. A conveyance made
by a tenant for life or years purporting to grant a greater estate than
the tenant possessed or could lawfully convey shall not work a for-
feiture of the tenant’s estate, but shall pass to the grantee all the
estate which such tenant could lawfully convey.
History: 1993 c. 486.

710.09 Navigable stream does not divide parcel.
Unless otherwise provided by local ordinance, a navigable stream
running through a parcel of land does not, in and of itself, divide
the parcel into 2 parcels if the parcel, on both sides of the stream,
is owned by the same owner.
History: 2013 a. 358.

710.10 Removal of possessor of property. In the follow-
ing cases any person who holds possession of property, or the rep-
resentatives or assigns of such person may be removed under ch.
799 or 843.
(1) A person holding in violation of s. 704.17 (4), or of s.
704.19 (8).
(2) A tenant at sufferance holding without permission.
(3) A possessor of property which has been sold upon foreclo-
sure of a mortgage if the possessor’s rights were extinguished by
the foreclosure.
(4) A person who occupies or holds property under an agree-
ment with the owner to occupy and cultivate it upon shares and the
provisions and instructions concerning an account.
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(a) “Account” means credit of a depositor with a financial
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and loan association or credit union doing business in this state.
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(3) A possessor of property which has been sold upon foreclo-
sure of a mortgage if the possessor’s rights were extinguished by
the foreclosure.
(4) A person who occupies or holds property under an agree-
ment with the owner to occupy and cultivate it upon shares and the
time fixed in the agreement for such occupancy has expired.
History: 1971 c. 211; 1975 c. 198; 1979 c. 32 s. 92 (16); 1993 a. 486.

710.11 Transfer of land where dam exists. A person may
not accept the transfer of the ownership of a specific piece of land
on which a dam is physically located unless the person complies
with s. 31.14 (4).
History: 1981 c. 246.
This section does not apply to cranberry dams. Tenpas v. DNR, 148 Wis. 2d 579,
436 N.W.2d 297 (1989).

710.12 Disclosure regarding managed forest land. If
real property, or any portion of the real property, that is being sold
will, after the sale, continue to be subject to an order designating
it as managed forest land under subch. VI of ch. 77, the owner of
the property shall, no later than 10 days after the acceptance by the
owner of the contract of sale or of the option contract, provide a
written disclosure to the prospective buyer that the real property
will continue to be subject to the order after the property is trans-
ferred. The disclosure shall explain that terms of orders designat-
ing managed forest land are for 25 or 50 years. The disclosure
shall state that the division of forestry in the department of natural
resources monitors management plan compliance under the man-
aged forest land program, and shall provide information as to how
to contact the division of forestry. The disclosure shall contain the
following statement: “Changes you make to property that is sub-
ject to an order designating it as managed forest land, or to its use,
may jeopardize your benefits under the program or may cause the
property to be withdrawn from the program and may result in the
assessment of penalties.”

History: 2009 a. 365.

710.15 Manufactured and mobile home community
regulations. (1) DEFINITIONS. In this section:
(ad) “Community” means a tract of land containing 3 or more
plots of ground upon which mobile homes or manufactured homes
are located in exchange for the payment of rent or any other fee
pursuant to a lease.
(ng) “Lease” means a written agreement between an operator
and a resident establishing the terms upon which the mobile home
or manufactured home may be located in the community or the
resident may occupy a mobile home or manufactured home in the
community.
(2) “Manufactured home” has the meaning given in s. 101.91
(10), but does not include a recreational vehicle, as defined in s.
340.01 (48r).
(c) “Occupant” means a person who rents a mobile home or
manufactured home in a community from an operator or who
occupies a mobile home or manufactured home located on a plot
of ground that is rented in a community from an operator.
(d) “Operator” means a person engaged in the business of rent-
ing plots of ground or mobile homes or manufactured homes in a
community to mobile home or manufactured home owners or
occupants.
(f) “Resident” means a person who rents a mobile home or
manufactured home site in a community from an operator and
who occupies the mobile home or site as his or her residence.
(1m) REQUIREMENT AND TERM OF LEASE. Every agreement for
the rental of a mobile home site or manufactured home site shall
be by lease. Every lease shall be for a term of at least one year
unless the resident or occupant requests a shorter term and the
operator agrees to the shorter term.
(2) RULES INCLUDED IN LEASE. All community rules that sub-
stantially affect the rights or duties of residents or occupants or of
operators, including community rules under sub. (2m) (b), shall be
made a part of every lease between them.
(2m) EMERGENCY SHELTER DISCLOSURE. (a) Every lease shall
state whether the community contains an emergency shelter.
(b) If a community contains an emergency shelter under par.
(a), the community rules shall state the location of the emergency
shelter and procedures for its use.

3) PROHIBITED CONSIDERATION OF AGE OF MOBILE HOME OR
MANUFACTURED HOME. (a) An operator may not deny a resident
the opportunity to enter into or renew, and may not include,
exclude or alter any terms of, a lease to continue to locate a mobile
home or manufactured home in the community solely or in any part
on the basis of the age of the mobile home or manufactured
home.
(b) An operator may not require the removal of a mobile home or
manufactured home from a community solely or in any part on
the basis of the age of the mobile home or manufactured home,
regardless of whether the ownership or occupancy of the mobile
home or manufactured home has changed or will change.
(4) PROHIBITED CONSIDERATION OF CHANGE IN OWNERSHIP OR
OCCUPANCY OF MOBILE HOME OR MANUFACTURED HOME. An oper-
aor may not require the removal of a mobile home or manufactured
home from a community solely or in any part because the owner-
ship or occupancy of the mobile home or manufactured home has changed or will change. An operator may refuse to enter into an initial lease with a prospective resident or occupant for any other lawful reason.

(4m) No interest in real estate; screening permitted. Neither sub. (3) (b) nor sub. (4) creates or extends any interest in real estate or prohibits the lawful screening of prospective residents and occupants by an operator.

(5m) Termination of tenancy or nonrenewal of lease. Notwithstanding ss. 704.17 and 704.19, the tenancy of a resident or occupant in a community may not be terminated, nor may the renewal of the lease be denied by the community operator, except upon any of the following grounds:

(a) Failure to pay rent due, or failure to pay taxes or any other charges due for which the community owner or operator may be liable.

(b) Disorderly conduct that results in a disruption to the rights of others to the peaceful enjoyment and use of the premises.

(c) Vandalism or commission of waste of the property.

(d) A breach of any term of the lease.

(e) Violation of community rules that endangers the health or safety of others or disrupts the right to the peaceful enjoyment and use of the premises by others, after written notice to cease the violation has been delivered to the resident or occupant.

(f) Material misrepresentation in the application for tenancy.

(g) The community owner or operator seeks to retire the community permanently from the rental housing market.

(h) The physical condition of the mobile home or manufactured home presents a threat to the health or safety of its occupants or others in the community or, by its physical appearance, disrupts the right to the enjoyment and use of the community by others.

(i) Refusal to sign a lease.

(j) Material misrepresentation in the application for tenancy.

(k) Other good cause.

(5r) Notice requirements apply. The notice requirements of s. 704.17 (1p) (a), (2) (a) and (3) apply to a termination of tenancy under sub. (5m) (a) and the notice requirements of s. 704.17 (1p) (b), (2) (b) and (3) apply to a termination of tenancy under sub. (5m) (b) to (k).

(5t) Termination of tenancy for threat of serious harm. Notwithstanding sub. (5m), nothing in this section prevents termination of a tenancy because of an imminent threat of serious physical harm, as provided in s. 704.16.

History: 1985 a. 235; 1999 a. 150 s. 672; 2007 a. 11; 2013 a. 76; 2017 a. 317, s. 54.

Claims of improper termination of a mobile home tenancy are governed exclusively by sub. (5m). Where a government order requires a park owner to either abandon a failing septic system or replace it, the owner may elect to abandon the system and terminate the tenancy of the attached mobile home under sub. (5m) (g) or (k). Logetierman v. Dawson, 190 Wis. 2d 90, 526 N.W.2d 768 (Ct. App. 1994).

710.17 Right to display the flag of the United States.

(1) Definitions. In this section:

(a) “Housing cooperative” means a cooperative incorporated under ch. 185 or organized under ch. 193 that owns residential property that is used or intended to be used, in whole or in part, by the members of the housing cooperative as their homes or residences.

(b) “Member of a homeowners’ association” means a person that owns residential property within a subdivision, development, or other similar area that is subject to any policy or restriction adopted by a homeowners’ association.

(c) “Member of a housing cooperative” means a member, as defined in s. 185.01 (5) or 193.005 (15), of a housing cooperative if the member uses or intends to use part of the property of the housing cooperative as the member’s home or residence.

(2) Right to display the flag of the United States. (a) Except as provided in sub. (3), a homeowners’ association may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that restricts or prevents a member of the homeowners’ association from displaying the flag of the United States on property in which the member has an ownership interest and that is subject to any policy or restriction adopted by the homeowners’ association.

(b) Except as provided in sub. (3), a housing cooperative may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that restricts or prevents a member of the housing cooperative from displaying the flag of the United States on property of the housing cooperative to which the member has a right to exclusive possession or use.

(3) Exceptions. A homeowners’ association or housing cooperative may adopt and enforce a covenant, condition, or restriction, or enter into an agreement, that does any of the following:

(a) Requires that any display of the flag of the United States must conform with a rule or custom for proper display and use of the flag set forth in 4 USC 5 to 10.

(b) Provides a reasonable restriction on the time, place, or manner of displaying the flag of the United States that is necessary to protect a substantial interest of the homeowners’ association or housing cooperative.

History: 2017 a. 67.