
Wisconsin Legislative Council

AMENDMENT MEMO



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2019 Senate Bill 512

**Senate
Amendment 1**

2019 SENATE BILL 512

2019 Senate Bill 512 creates certain notice requirements that must be satisfied by a condominium association or unit owner prior to the filing of a claim by an association or unit owner against the other party. Specifically, the bill requires the association or unit owner to provide a notice of claim, allowing the other party to request a direct negotiation conference. If a unit owner makes a conference request, the association must participate; however, if an association makes a request, the unit owner may, but is not required to, participate in the negotiation conference.

SENATE AMENDMENT 1

The bill identifies several circumstances in which disputes are not subject to the notice and negotiation conference process created by the bill, including claims related to unpaid assessments, failure of a tenant to comply with the condominium's declaration, bylaws or rules, claims related to "small" condominiums as defined by state law, and claims for temporary injunction or similar emergency equitable relief.

Senate Amendment 1 adds claims related to a condominium with a dispute resolution process in its declaration to the list of exempt claims created under the bill.

BILL HISTORY

2019 Senate Bill 512 was introduced by Senator Cowles on October 18, 2019. Senator Cowles offered Senate Amendment 1 on December 12, 2019. On December 18, 2019, the Senate Committee on Utilities and Housing recommended adoption of Senate Amendment 1 and passage of Senate Bill 512, as amended, on votes of Ayes, 5; Noes, 0.

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