



2015 ASSEMBLY BILL 111

March 20, 2015 - Introduced by Representatives KULP, ALLEN, JAGLER, EDMING, MURTHA, A. OTT and TITTL, cosponsored by Senators ROTH, FARROW, NASS and LEMAHIEU. Referred to Committee on Housing and Real Estate.

1 **AN ACT** *to create* 101.635 of the statutes; **relating to:** inspection of certain
2 renovations of one-family and two-family dwellings and requiring the exercise
3 of rule-making authority.

Analysis by the Legislative Reference Bureau

Under current law, the Department of Safety and Professional Services is required to promulgate rules establishing standards for the construction and inspection of one-family and two-family dwellings, the initial construction of which commenced on or after December 1, 1978. Under this bill, those rules must require an inspection of any addition to, or any remodeling, improvement, or other alteration, except repair, of, such a one-family or two-family dwelling the cost of which exceeds 20 percent of the assessed value of the dwelling.

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

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

4 **SECTION 1.** 101.635 of the statutes is created to read:
5 **101.635 Inspection of major renovations.** (1) In this section, “major
6 renovation of an existing structure” means an addition to, or a remodeling,

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1 improvement, or other alteration of, an existing one- or 2-family dwelling if the total
2 cost of the addition, remodeling, improvement, or other alteration exceeds 20 percent
3 of the assessed value of that one- or 2-family dwelling for property tax purposes.
4 “Major renovation of an existing structure” does not include repair.

5 (2) In the rules promulgated under s. 101.63 (1), the department shall require
6 inspection of any major renovation of an existing structure.

7 **SECTION 2. Initial applicability.**

8 (1) This act first applies to a major renovation of an existing structure, as
9 defined in section 101.635 (1) of the statutes, as created by this act, for which
10 construction work commences on the effective date of this subsection.

11 **SECTION 3. Effective date.**

12 (1) This act takes effect on first day of the 7th month beginning after
13 publication.

14 (END)