



2023 ASSEMBLY BILL 1121

March 6, 2024 - Introduced by Representatives MADISON, MAXEY, DONOVAN, C. ANDERSON, J. ANDERSON, ANDRACA, BALDEH, CLANCY, CONLEY, CONSIDINE, DRAKE, GUNDRUM, JACOBSON, JOERS, S. JOHNSON, MELOTIK, MICHALSKI, RATCLIFF, SCHMIDT, SINICKI, STUBBS, SUBECK and PALMERI, cosponsored by Senators LARSON and COWLES. Referred to Committee on Housing and Real Estate.

AUTHORS SUBJECT TO CHANGE

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 garage if no inspection is conducted.

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

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

ASSEMBLY BILL 1121**SECTION 1**

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

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

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

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

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

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

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

