



State of Wisconsin  
2025 - 2026 LEGISLATURE

LRBa0155/1  
MDE&KRP:cdc

**SENATE AMENDMENT 1,  
TO SENATE BILL 180**

May 8, 2025 - Offered by Senator QUINN.

1 At the locations indicated, amend the bill as follows:

2 **1.** Page 2, line 2: after “Authority” insert “and disclosure of restrictive  
3 covenants and deed restrictions”.

4 **2.** Page 6, line 9: after that line insert:

5 “**SECTION 9m.** 234.66 (4) (c) 1. is amended to read:

6 234.66 (4) (c) 1. The authority may establish an interest rate for any loan  
7 awarded under this subsection at or below ~~the market interest rate~~ one percent or  
8 may charge no interest.”.

9 **3.** Page 6, line 13: after that line insert:

10 “**SECTION 10g.** 234.66 (4) (g) 1. b. is amended to read:

11 234.66 (4) (g) 1. b. That all residential housing constructed in connection with  
12 the loan shall remain workforce housing or senior housing, as applicable, for a

1 period commencing on the date of the loan and concluding 10 years following initial  
2 occupancy of the residential housing constructed in connection with the loan. This  
3 restriction shall be recorded against the residential property with the applicable  
4 register of deeds and shall run with the land. This subdivision paragraph does not  
5 apply to any residential housing intended to be owner-occupied that is sold after the  
6 sale to the initial owner-occupier.

7 **SECTION 10r.** 234.66 (4) (g) 1. d. is amended to read:

8 234.66 (4) (g) 1. d. With respect to each loan under this subsection for  
9 workforce housing or senior housing intended to be owner-occupied, ~~that for the 10-~~  
10 ~~year period commencing immediately after the developer closes on the sale of the~~  
11 ~~housing to the initial owner-occupier~~ for a period of 10 years beginning on the date  
12 the developer closes on the sale of the housing to the initial owner-occupier, the  
13 housing shall remain owner-occupied and may not be sold for a price ~~that exceeds~~  
14 ~~the price charged by the developer to~~ greater than the original purchase price paid  
15 by the initial owner-occupier, adjusted annually by the average compounded annual  
16 percentage increase in the sale price of all residential housing in the county in  
17 which the housing is located, as determined by the authority increased by no more  
18 than 5 percent per year, compounded annually. These restrictions shall be recorded  
19 against the residential property with the applicable register of deeds and shall run  
20 with the land. ~~For the 10-year period, the authority shall publish on its website the~~  
21 ~~acceptable sales price range for the residential property.”.~~

22 **4.** Page 10, line 17: delete “the market interest rate” and substitute “the  
23 market interest rate one percent”.

24 **5.** Page 16, line 2: after that line insert:

1           **“SECTION 44m.** 234.662 (3) (d) 1. is amended to read:

2           234.662 (3) (d) 1. The authority may establish an interest rate for any loan  
3           awarded under this subsection at or below ~~the market interest rate~~ one percent or  
4           may charge no interest.”.

5           **6.** Page 16, line 17: after that line insert:

6           **“SECTION 46g.** 234.662 (3) (g) 1. b. is amended to read:

7           234.662 (3) (g) 1. b. That all residential housing constructed in connection  
8           with the loan shall remain workforce housing or senior housing, as applicable, for a  
9           period commencing on the date of the loan and concluding 10 years following initial  
10          occupancy of the residential housing constructed in connection with the loan. This  
11          restriction shall be recorded against the residential property with the applicable  
12          register of deeds and shall run with the land. This subdivision paragraph does not  
13          apply to any residential housing intended to be owner-occupied that is sold after the  
14          sale to the initial owner-occupier.

15          **SECTION 46r.** 234.662 (3) (g) 1. d. is amended to read:

16          234.662 (3) (g) 1. d. With respect to each loan under this subsection for  
17          workforce housing or senior housing intended to be owner-occupied, ~~that for the 10-~~  
18          ~~year period commencing immediately after the developer closes on the sale of the~~  
19          ~~housing to the initial owner-occupier~~ for a period of 10 years beginning on the date  
20          the developer closes on the sale of the housing to the initial owner-occupier, the  
21          housing shall remain owner-occupied and may not be sold for a price ~~that exceeds~~  
22          ~~the price charged by the developer to~~ greater than the original purchase price paid  
23          by the initial owner-occupier, adjusted annually by the average compounded annual  
24          ~~percentage increase in the sale price of all residential housing in the county in~~

1 ~~which the housing is located, as determined by the authority~~ increased by no more  
2 than 5 percent per year, compounded annually. These restrictions shall be recorded  
3 against the residential property with the applicable register of deeds and shall run  
4 with the land. ~~For the 10-year period, the authority shall publish on its website the~~  
5 ~~acceptable sales price range for the residential property.”.~~

6 **7.** Page 17, line 3: after that line insert:

7 “**SECTION 49.** 709.03 (form) F7. of the statutes is amended to read:

8 **709.03** (form)

F7. Are you aware of restrictive covenants or deed ....  
restrictions on the property?

A restrictive covenant or deed restriction may  
include a provision that imposes resale price  
limits, occupancy requirements, or other  
restrictions for a specific period of time (e.g., a  
development that received Infrastructure  
Access or Vacancy-to-Vitality funds from the  
Wisconsin Housing and Economic Development  
Authority (WHEDA). For more information,  
visit <https://www.wheda.com>).

9 **SECTION 50.** 709.033 (form) E7. of the statutes is amended to read:

10 **709.033** (form)

E7. Are you aware of restrictive covenants or deed restrictions on the property? ....

A restrictive covenant or deed restriction may include a provision that imposes resale price limits, occupancy requirements, or other restrictions for a specific period of time (e.g., a development that received Infrastructure Access or Vacancy-to-Vitality funds from the Wisconsin Housing and Economic Development Authority (WHEDA). For more information, visit <https://www.wheda.com>).

1       **SECTION 51. Nonstatutory provisions.**

2       (1) Notwithstanding s. 709.035, the treatment of ss. 709.03 (form) F7. and  
3       709.033 (form) E7. does not require a property owner that has furnished to a  
4       prospective buyer of the property an original or amended report before the effective  
5       date of this subsection to submit an amended report with respect to the information  
6       required by ss. 709.03 (form) F7. and 709.033 (form) E7.

7       **SECTION 52. Initial applicability.**

8       (1) Except as provided in sub. (2), this act first applies to loans for which the  
9       Wisconsin Housing and Economic Development Authority accepts applications on  
10      the effective date of this subsection.

11      (2) The treatment of ss. 709.03 (form) F7. and 709.033 (form) E7. first applies  
12      to a report that is furnished on the effective date of this subsection.

**SECTION 53. Effective dates.** This act takes effect on the day after publication, except as follows:

(1) The treatment of ss. 709.03 (form) F7. and 709.033 (form) E7. and SECTIONS 51 (1) and 52 (1) of this act take effect on January 1, 2026.”.

**(END)**