



State of Wisconsin
2025 - 2026 LEGISLATURE

LRBb0685/1

MDE:skw

**SENATE AMENDMENT 20,
TO SENATE SUBSTITUTE AMENDMENT 2,
TO SENATE BILL 45**

July 2, 2025 - Offered by Senators HESSELBEIN, SMITH, SPREITZER, DRAKE, L. JOHNSON, ROYS, CARPENTER, DASSLER-ALFHEIM, HABUSH SINYKIN, KEYESKI, LARSON, PFAFF, RATCLIFF and WALL.

1 At the locations indicated, amend the substitute amendment as follows:

2 **1.** At the appropriate places, insert all of the following:

3 “**SECTION 1.** 234.66 (1) (b) of the statutes is renumbered 234.66 (1) (b) (intro.)

4 and amended to read:

5 234.66 (1) (b) (intro.) “Developer” means a person ~~other than a governmental~~

6 ~~unit~~ that constructs or creates residential housing: and that is any of the following:

7 **SECTION 2.** 234.66 (1) (b) 1. of the statutes is created to read:

8 234.66 (1) (b) 1. A person other than a governmental unit.

9 **SECTION 3.** 234.66 (1) (b) 2. of the statutes is created to read:

10 234.66 (1) (b) 2. A tribal housing authority created by a tribal council.

1 **SECTION 4.** 234.66 (1) (g) (intro.) and 1. of the statutes are consolidated,
2 renumbered 234.66 (1) (g) and amended to read:

3 234.66 (1) (g) “Residential housing” means new single-family or multifamily
4 housing for rent or sale that ~~satisfies all of the following: 1. Is~~ is subject to taxation
5 under ch. 70 or is not subject to taxation under ch. 70 because it is designated as
6 reservation lands, as defined in s. 165.92 (1) (a), or trust lands, as defined in s.
7 165.92 (1) (d).

8 **SECTION 5.** 234.66 (1) (g) 2. of the statutes is repealed.

9 **SECTION 6.** 234.66 (1) (g) 3. of the statutes is repealed.

10 **SECTION 7.** 234.66 (4) (a) 5. of the statutes is amended to read:

11 234.66 (4) (a) 5. The eligible governmental unit has reduced the cost of
12 residential housing in connection with the eligible project by voluntarily revising
13 zoning ordinances, subdivision regulations, or other land development regulations
14 to increase development density, expedite approvals, reduce impact, water
15 connection, and inspection fees, or reduce parking, building, or other development
16 costs with respect to the development of residential housing supported by the
17 project. For purposes of this subdivision, the governmental unit in cooperation with
18 the developer shall submit to the authority a cost reduction analysis in a form
19 prescribed by the authority and signed by the developer and the head of the
20 governmental unit’s governing body that shows the cost reduction measures,
21 including time saving measures, undertaken by the governmental unit on or after
22 January 1, ~~2023~~ 2015, that have reduced the cost of residential housing in
23 connection with the eligible project. The signed analysis shall clearly show for each

1 time saving or cost reduction measure the estimated time or dollar amount saved by
2 the developer and the estimated percentage reduction in housing costs.

3 **SECTION 8.** 234.66 (4) (a) 7. of the statutes is repealed.

4 **SECTION 9.** 234.66 (4) (c) 2. of the statutes is amended to read:

5 234.66 (4) (c) 2. No loan awarded under this subsection may exceed ~~20~~ 33
6 percent of the total cost of development, including land purchase, of the residential
7 housing supported by the eligible project.

8 **SECTION 10.** 234.66 (4) (cm) of the statutes is created to read:

9 234.66 (4) (cm) The developer may use up to 25 percent of loan moneys for
10 private infrastructure that is not and will not be owned, maintained, or provided to
11 or by a governmental unit and is not in a rural area and transferred to public use
12 but that otherwise meets the definition of housing infrastructure under sub. (1) (e).

13 **SECTION 11.** 234.66 (5) (c) of the statutes is amended to read:

14 234.66 (5) (c) No loan awarded under this subsection may exceed ~~10~~ 25
15 percent of the amount of the total cost of development of the residential housing
16 supported by the eligible project.

17 **SECTION 12.** 234.661 (1) (b) of the statutes is amended to read:

18 234.661 (1) (b) “Eligible ~~political subdivision~~ governmental unit” means the
19 ~~city, village, town, or county~~ governmental unit having jurisdiction over an eligible
20 project, as determined by the authority.

21 **SECTION 13.** 234.66 (1) (cm) of the statutes is created to read:

22 234.66 (1) (cm) “Governmental unit” means a city, village, town, county, or
23 federally recognized American Indian tribe or band in this state.

1 **SECTION 14.** 234.661 (1) (e) of the statutes is renumbered 234.661 (1) (e)
2 (intro.) and amended to read:

3 234.661 (1) (e) (intro.) “Rental housing” means single-family or multifamily
4 housing offered or intended to be offered for rent ~~that~~ to which any of the following
5 applies:

6 1. The housing is subject to taxation under ch. 70.

7 **SECTION 15.** 234.66 (1) (e) 2. of the statutes is created to read:

8 234.66 (1) (e) 2. The housing is not subject to taxation under ch. 70 because it
9 is designated as reservation lands, as defined in s. 165.92 (1) (a), or as trust lands,
10 as defined in s. 165.92 (1) (d).

11 **SECTION 16.** 234.661 (1) (c) 5. of the statutes is repealed.

12 **SECTION 17.** 234.661 (1) (c) 6. of the statutes is repealed.

13 **SECTION 18.** 234.661 (3) (b) (intro.) of the statutes is amended to read:

14 234.661 (3) (b) (intro.) From the main street housing rehabilitation revolving
15 loan fund, the authority may award loans to owners of rental housing to cover
16 housing rehabilitation costs for an eligible project. Any owner of rental housing,
17 other than a ~~city, village, town, or county~~ governmental unit, may apply to the
18 authority for a loan in accordance with the application process established by the
19 authority under par. (c), but the authority may not award the loan unless the owner
20 of the rental housing and eligible ~~political subdivision~~ governmental unit
21 demonstrate to the satisfaction of the authority in one or more forms prescribed by
22 the authority that all of the following apply:

23 **SECTION 19.** 234.661 (3) (b) 3. of the statutes is amended to read:

24 234.661 (3) (b) 3. The eligible ~~political subdivision~~ governmental unit has

1 reduced the cost of rental housing in connection with the eligible project by
2 voluntarily revising zoning ordinances, subdivision regulations, or other land
3 development regulations to increase development density, expedite approvals,
4 reduce impact fees, or reduce parking, building, or other development costs with
5 respect to the eligible project. For purposes of this subdivision, the ~~political~~
6 ~~subdivision~~ governmental unit in cooperation with the owner shall submit to the
7 authority a cost reduction analysis in a form prescribed by the authority and signed
8 by the owner and the head of the ~~political-subdivision's~~ governmental unit's
9 governing body that shows the cost reduction measures, including time saving
10 measures, undertaken by the ~~political-subdivision~~ governmental unit on or after
11 January 1, ~~2023~~ 2015, that have reduced the cost of rental housing in connection
12 with the eligible project. The signed analysis shall clearly show for each time saving
13 or cost reduction measure the estimated time or dollar amount saved by the owner
14 and the estimated percentage reduction in rental housing costs.

15 **SECTION 20.** 234.661 (3) (b) 4. of the statutes is amended to read:

16 234.661 (3) (b) 4. The eligible ~~political-subdivision~~ governmental unit is in
17 compliance with the requirements under ss. 66.1001, 66.10013, and 66.10014, to
18 the extent those requirements apply to the ~~political-subdivision~~ governmental unit.

19 **SECTION 21.** 234.661 (3) (b) 5. of the statutes is repealed.

20 **SECTION 22.** 234.661 (3) (c) of the statutes is amended to read:

21 234.661 (3) (c) The authority shall establish a semiannual application process
22 for the award of loans under this subsection. If in any application cycle there are
23 insufficient moneys available in the main street housing rehabilitation revolving
24 loan fund to fund all applications that meet the requirements under par. (b) and are

1 otherwise acceptable to the authority, the authority shall prioritize funding loans
2 for eligible projects in eligible ~~political subdivisions~~ governmental unit that have
3 reduced the cost of rental housing as described in par. (b) 3. but with respect to the
4 ~~political subdivision~~ governmental unit as a whole.

5 **SECTION 23.** 234.661 (3) (d) of the statutes is amended to read:

6 234.661 (3) (d) No loan awarded under this subsection may exceed \$20,000
7 \$50,000 per dwelling unit or ~~25~~ 33 percent of the total housing rehabilitation project
8 costs, whichever is less, and the authority may establish an interest rate for any
9 loan awarded under this subsection at or below the market interest rate or may
10 charge no interest.

11 **SECTION 24.** 234.661 (5) (b) 4. of the statutes is amended to read:

12 234.661 (5) (b) 4. An identification of the eligible ~~political subdivision~~
13 governmental unit with respect to which the loan was awarded.

14 **SECTION 25.** 234.662 (1) (c) of the statutes is renumbered 234.662 (1) (c)
15 (intro.) and amended to read:

16 234.662 (1) (c) (intro.) “Developer” means a person ~~other than a city, village,~~
17 ~~town, or county,~~ that converts a vacant commercial building to residential use: and
18 that is any of the following:

19 **SECTION 26.** 234.662 (1) (c) 1. of the statutes is created to read:

20 234.662 (1) (c) 1. A person other than a city, village, town, or county.

21 **SECTION 27.** 234.662 (1) (c) 2. of the statutes is created to read:

22 234.662 (1) (c) 2. A tribal housing authority created by a tribal council.

23 **SECTION 28.** 234.662 (1) (d) of the statutes is amended to read:

24 234.662 (1) (d) “Eligible ~~political subdivision~~ governmental unit” means the

1 ~~city, village, town, or county~~ governmental unit having jurisdiction over an eligible
2 project, as determined by the authority.

3 **SECTION 29.** 234.662 (1) (e) 3. of the statutes is repealed.

4 **SECTION 30.** 234.662 (1) (e) 4. of the statutes is repealed.

5 **SECTION 31.** 234.662 (1) (em) of the statutes is created to read:

6 234.662 (1) (em) “Governmental unit” means a city, village, town, county, or
7 federally recognized American Indian tribe or band in this state.

8 **SECTION 32.** 234.662 (1) (f) of the statutes is renumbered 234.662 (1) (f)
9 (intro.) and amended to read:

10 234.662 (1) (f) (intro.) “Residential housing” means single-family or
11 multifamily housing for rent or sale ~~that~~ to which any of the following applies:

12 1. The housing is subject to taxation under ch. 70.

13 **SECTION 33.** 234.662 (1) (f) 2. of the statutes is created to read:

14 234.662 (1) (f) 2. The housing is not subject to taxation under ch. 70 because
15 it is designated as reservation lands, as defined in s. 165.92 (1) (a), or trust lands, as
16 defined in s. 165.92 (1) (d).

17 **SECTION 34.** 234.662 (1) (g) of the statutes is amended to read:

18 234.662 (1) (g) “Residential housing development” means residential housing
19 that consists of ~~16~~ 6 or more dwelling units.

20 **SECTION 35.** 234.662 (3) (b) (intro.) of the statutes is amended to read:

21 234.662 (3) (b) (intro.) From the commercial-to-housing conversion revolving
22 loan fund, the authority may award loans to developers to cover construction costs
23 for an eligible project, including demolition. Any developer may apply to the
24 authority for a loan in accordance with the application process established by the

1 authority under par. (c), but the authority may not award the loan unless the
2 developer and the eligible ~~political subdivision~~ governmental unit demonstrate to
3 the satisfaction of the authority in one or more forms prescribed by the authority
4 that all of the following apply:

5 **SECTION 36.** 234.662 (3) (b) 3. of the statutes is amended to read:

6 234.662 (3) (b) 3. The eligible ~~political subdivision~~ governmental unit has
7 reduced the cost of residential housing in connection with the eligible project by
8 voluntarily revising zoning ordinances, subdivision regulations, or other land
9 development regulations to increase development density, expedite approvals,
10 reduce impact, water connection, and inspection fees, or reduce parking, building,
11 or other development costs with respect to the development of residential housing
12 supported by the project. For purposes of this subdivision, the ~~political subdivision~~
13 governmental unit in cooperation with the developer shall submit to the authority a
14 cost reduction analysis in a form prescribed by the authority and signed by the
15 developer and the head of the ~~political subdivision's~~ governmental unit's governing
16 body that shows the cost reduction measures, including time saving measures,
17 undertaken by the ~~political subdivision~~ governmental unit on or after January 1,
18 ~~2023~~ 2015, that have reduced the cost of residential housing in connection with the
19 eligible project. The signed analysis shall clearly show for each time saving or cost
20 reduction measure the estimated time or dollar amount saved by the developer and
21 the estimated percentage reduction in housing costs.

22 **SECTION 37.** 234.662 (3) (b) 4. of the statutes is amended to read:

23 234.662 (3) (b) 4. The eligible ~~political subdivision~~ governmental unit is in

1 compliance with the requirements under ss. 66.1001, 66.10013, and 66.10014, to
2 the extent those requirements apply to the ~~political-subdivision~~ governmental unit.

3 **SECTION 38.** 234.662 (3) (b) 5. of the statutes is repealed.

4 **SECTION 39.** 234.662 (3) (d) 2. of the statutes is amended to read:

5 234.662 (3) (d) 2. No loan awarded under this subsection may exceed
6 \$1,000,000 ~~per eligible project or 20~~ 33 percent of the total project costs, including
7 any land purchase, ~~whichever is less~~.

8 **SECTION 40.** 234.662 (3) (c) of the statutes is amended to read:

9 234.662 (3) (c) The authority shall establish a semiannual application process
10 for the award of loans under this subsection. If in any application cycle there are
11 insufficient moneys available in the commercial-to-housing conversion revolving
12 loan fund to fund all applications that meet the requirements under par. (b) and are
13 otherwise acceptable to the authority, the authority shall prioritize funding loans
14 for eligible projects in eligible ~~political-subdivisions~~ governmental units that have
15 reduced the cost of residential housing as described in par. (b) 3. but with respect to
16 the ~~political-subdivision~~ governmental unit as a whole.

17 **SECTION 41.** 234.662 (5) (b) 4. of the statutes is amended to read:

18 234.662 (5) (b) 4. An identification of the eligible ~~political-subdivision~~
19 governmental unit with respect to which the loan was awarded.”.

20 (END)