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LEGISLATIVE REPORT 2025

Advocacy Wrap-up

Find out how your engagement impacted real estate policy in 2025.

Housing Package: Supply-side Solutions

Wisconsin continues to struggle to produce the much-needed housing for the “missing middle.” This package of housing bills seeks to meet that challenge in the following ways:



AB 194/SB 180: WHEDA Loan Program Modifications

Modifies the loan programs created last session to increase workforce and senior housing by allowing developers to stack various funding sources; expands use for greater rural development; and increases loan awards to provide greater incentive to use the loans.



AB 451/SB 480: Residential Tax Incremental Districts (TID)

Targets workforce housing that is largely absent from today's marketplace, by expanding the use of tax incremental financing (TIF) to create a developer pay-as-you-go TID for entry-level, owner-occupied single- and two-family housing.



AB 455/SB 481: Condominium Conversion Reimbursement Grant Program

Provides developers up to \$50,000 for legal fees and permit costs to convert existing multifamily rental properties into condominiums, incentivizing developers to expand homeownership opportunities.



AB 449/SB 473: Accessory Dwelling Units (ADUs)

Strikes a balance between local government control and property rights by requiring local governments to allow ADUs on certain parcels, while allowing certain regulation of the ADU. This bill offers a targeted housing solution by expanding multigenerational living options.



AB 452/SB 479: Plat Review

Makes various changes to the subdivision plat review process, providing more predictability, efficiency and transparency for the developer community.



AB 453/SB 472: Comprehensive Planning

Ensures alignment between comprehensive plans and zoning ordinances to create certainty in the development process.



AB 450/SB 475: Commercial Building Code

Extends the applicability of the commercial building code to April 1, 2026, to provide both local government and developers clarity as to when the new commercial building code applies.



AB 202/SB 206: Prevent Landlord Bankruptcy

This bill responds to the dangerous precedent set in *Koble v. Marquardt*, which could financially devastate landlords and worsen the housing crisis if applied broadly. AB 202/SB 206 strengthens tenant protections, clarifies landlord obligations and helps prevent future legal disputes.



AB 216/SB 218: Reducing Transaction Costs

Helps Wisconsin's affordability challenges, by cutting the state's real estate transfer tax by one-third, reducing the cost that sellers face at closing. It also modifies the distribution of collected funds to support local government funding needs, bolsters the land information program, and prevents title fraud by requiring registers of deeds to implement a property recording notification system.

AB 456/SB 478: Real Estate Practice Changes

Improves consumer transparency in three key areas of real estate transactions involving REALTORS®.



Marketing of Listed Property

Sellers understand how and where their property is being marketed.



Technology in Advertising

Disclosure of when technology alters a property listing.



Prohibits Firm-to-Firm Compensation

All compensation negotiated and disclosed in offer to purchase.



Includes a “safe harbor” provision that protects REALTORS® from civil liability when they act in good faith following the marketing laws.



Over 2,000 bills are introduced each legislative session. In 2025, we fought against proposals to raise levy limits, restrict property ownership, drive up regulatory costs and roll back landlord-tenant laws.

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90%

WRA-endorsed Candidates Won

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2025 WI Act 15: 2025-27 State Biennial Budget

The \$111 billion two-year budget delivers over \$1.4 billion in tax relief for families and retirees — cutting income tax rates, creating a retirement income exemption, and ending sales taxes on home electricity and natural gas. It also provides more than \$1.1 billion in transportation investments, \$250 million in UW System schools, and a record \$550 million in K-12 special education.

2025 WI Act 32: Prohibition on Recording Non-improvement Contracts

A major win for property owners, this bill protects property owners from being unfairly burdened by liens or agreements that do not contribute to the actual improvement or development of their property.