



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

WISCONSIN CHAPTER

2015-16 Legislative Session Accomplishments

Removing Hurdles To Successful Real Estate Transactions

- Time of sale requirements
- Time of sale loophole
- Right to alienate any interest in property

Making Ownership of Rental Property Less Onerous

- One-strike evictions
- Right to cure
- Squatters
- Technical fixes for new towing rules
- Municipal utilities
- Landlord registration/fees

Protecting Private Property Rights

- Ambiguities in local ordinances
- Standard of review
- Supermajority vote to downzone property
- OHWM determinations
- Conditional use permits
- Nonconforming structures
- Substandard shoreland lots
- Changes to lake water levels
- Property rights impact statement
- Adverse possession limitations
- Adverse possession by government
- ASNRI waters
- Direct notice for zoning changes
- Landmark ordinance/historic designation
- Substitution of ALJs

Revitalizing Our Downtowns

- Milwaukee Bucks stadium funding
- Historic rehabilitation tax credit

Removing Regulatory Barriers to Commercial Development

- Wetlands
- Development moratoria for counties
- Municipal liquor licenses
- Nonpoint water pollution
- Stormwater discharges into wetlands
- TIF technical changes
- Joint review boards
- Change in TID cash flows
- Vacant land test
- Artificial waterbodies
- Private septic systems
- Authority of towns to regulate in shoreland areas

Making Commercial Property Ownership More Affordable

- Property tax reduction
- Property tax freeze/levy limits

To learn more about the many legislative accomplishments, or details on a specific proposal, please contact Tom Larson (tlarson@wra.org) or Jim Villa (jim@naiop-wi.org).



COMMERCIAL REAL ESTATE
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WISCONSIN CHAPTER

2011-2014

Legislative Session Accomplishments

Cutting Taxes to Make Doing Business in Wisconsin More Affordable

- \$500 Million + property tax cuts
- Property tax freeze
- Local fees counted towards levy limits
- Federalizing tax treatment of real estate
- Prevailing Wage reform
- Repealing Farmland Conversion fee

Creating Incentives for Economic Development and Job Creation

- Historic rehabilitation tax credits
- Venture capital

Removing Regulatory Barriers to Owning, Developing, and Investing in Real Estate

- Vested Rights—freeze regulations for completed permit applications
- Preemption of local landlord/tenant regulations
- TIF Decrement
- Distressed TIDs reform
- Multijurisdictional TIDs
- Special Assessment B Bonds
- Financial security for new development
- Development moratoria framework
- Wetland regulation reform
- Removed butler garter snake endangered species designation
- Presumptive approval for Ch. 30 permits

One of the significant benefits of membership to NAIOP is to have a collective voice representing the industry when addressing national, regional and local issues that impact economic development and/or the commercial real estate industry.