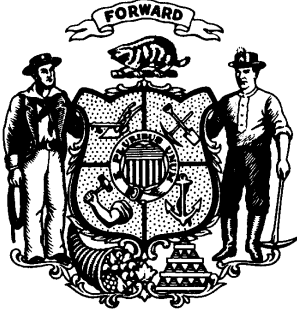


# State of Wisconsin



2025 Assembly Bill 424

Date of enactment:  
Date of publication\*:

## 2025 WISCONSIN ACT

AN ACT *to amend* 710.15 (1) (ad), 710.15 (1) (ag), 710.15 (1) (c), 710.15 (1) (d), 710.15 (1) (f), 710.15 (1m), 710.15 (3) (a), 710.15 (5m) (f), 710.15 (5m) (g), 710.15 (5m) (h), 710.15 (5m) (i), 710.15 (5m) (j) and 710.15 (5r); *to create* 710.15 (1) (g), 710.15 (5m) (jm) and 710.15 (6) of the statutes; **relating to:** requirements for the rental of mobile and manufactured homes.

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

**SECTION 1.** 710.15 (1) (ad) of the statutes is amended to read:

710.15 (1) (ad) "Community" means ~~a tract of land containing 3 or more plots of ground upon which mobile homes or manufactured homes are located in exchange for the payment of rent or any other fee pursuant to a lease any plot or plots of ground upon which 3 or more mobile homes or manufactured homes that are occupied for dwelling or sleeping purposes are located.~~ "Community" does not include a farm where the occupants of the mobile homes or manufactured homes are the father, mother, son, daughter, brother, or sister of the farm owner or operator or where the occupants of the mobile homes or manufactured homes work on the farm.

**SECTION 2.** 710.15 (1) (ag) of the statutes is amended to read:

710.15 (1) (ag) "Lease" means a written agreement between an operator and a resident or occupant establishing the terms upon which the mobile home or manufactured home may be located in the community or the resident or occupant may occupy a mobile home or manufactured home in the community.

**SECTION 3.** 710.15 (1) (c) of the statutes is amended to read:

710.15 (1) (c) "Occupant" means a person other than a resident who rents a mobile home or manufactured home in a community from an operator or who occupies, as his or her residence, a mobile home or manufactured home located on a plot of ground that is rented in a community from an operator site, together with a resident of the mobile home or manufactured home, with the operator's consent.

**SECTION 4.** 710.15 (1) (d) of the statutes is amended to read:

710.15 (1) (d) "Operator" means a person engaged in the business of renting plots of ground sites or mobile homes or manufactured homes in a community to ~~mobile home or manufactured home owners or residents,~~ occupants, or tenants who are not residents or occupants.

**SECTION 5.** 710.15 (1) (f) of the statutes is amended to read:

710.15 (1) (f) "Resident" means a person who rents ~~a mobile home or manufactured home site in a community~~ from an operator and who ~~occupies~~ owns the mobile home or ~~site as his or her residence~~ manufactured home located on the site.

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\* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

**SECTION 6.** 710.15 (1) (g) of the statutes is created to read:

710.15 (1) (g) “Site” means a plot of ground in a community upon which a mobile home or manufactured home is located.

**SECTION 7.** 710.15 (1m) of the statutes is amended to read:

710.15 (1m) REQUIREMENT AND TERM OF LEASE. Every agreement for the rental of a ~~mobile home site or manufactured home~~ site shall be by lease. Every lease shall be for a term of at least one year unless the resident or occupant requests a shorter term and the operator agrees to the shorter term, except that if a resident or occupant fails to sign and return a lease or lease renewal, the operator may elect to hold the resident or occupant on a month-to-month basis.

**SECTION 8.** 710.15 (3) (a) of the statutes is amended to read:

710.15 (3) (a) An operator may not deny a resident or occupant the opportunity to enter into or renew, and may not include, exclude, or alter any terms of, a lease to continue to locate a mobile home or manufactured home in the community solely or in any part on the basis of the age of the mobile home or manufactured home.

**SECTION 9.** 710.15 (5m) (f) of the statutes is amended to read:

710.15 (5m) (f) The community owner or operator seeks to retire the community or a site permanently from the rental housing market.

**SECTION 10.** 710.15 (5m) (g) of the statutes is amended to read:

710.15 (5m) (g) The community owner or operator is required to discontinue use of the community or a site for the purpose rented as a result of action taken against the community owner or operator by local or state building or health authorities and it is necessary for the premises to be vacated to satisfy the relief sought by the action.

**SECTION 11.** 710.15 (5m) (h) of the statutes is amended to read:

710.15 (5m) (h) The physical condition of the mobile home or manufactured home presents a threat to the

health or safety of its residents or occupants or others in the community or, by its physical appearance, disrupts the right to the enjoyment and use of the community by others.

**SECTION 12.** 710.15 (5m) (i) of the statutes is amended to read:

710.15 (5m) (i) Refusal to sign a lease or to submit a signed lease to the operator.

**SECTION 13.** 710.15 (5m) (j) of the statutes is amended to read:

710.15 (5m) (j) Material misrepresentation in the application for tenancy or failure to meet any nondiscriminatory application criteria.

**SECTION 14.** 710.15 (5m) (jm) of the statutes is created to read:

710.15 (5m) (jm) Violation of a community rule prohibiting any resident from owning more than one mobile home or manufactured home in the community.

**SECTION 15.** 710.15 (5r) of the statutes is amended to read:

710.15 (5r) NOTICE REQUIREMENTS APPLY. The notice requirements of s. 704.17 (1p) (a), (2) (a), and (3) apply to a termination of tenancy under sub. (5m) (a), and the notice requirements of s. 704.17 (1p) (b), (2) (b), and (3) apply to a termination of tenancy under sub. (5m) (b) to (k), except that a community owner or operator shall provide at least 90 days’ written notice to all known residents and occupants prior to permanently retiring the community or a site from the rental housing market.

**SECTION 16.** 710.15 (6) of the statutes is created to read:

710.15 (6) APPLICABILITY. This section does not apply to a person who occupies, as his or her residence, a mobile home or manufactured home in a community if the resident of the mobile home or manufactured home does not also occupy the home as his or her residence. A person who is not a resident or occupant who rents a mobile home or manufactured home in a community from a resident or operator shall be subject to the provisions under ch. 704.