

State of Wisconsin



2025 Assembly Bill 445

Date of enactment:
Date of publication*:

2025 WISCONSIN ACT

AN ACT *to repeal* 59.43 (1c) (j), 59.43 (1c) (L) to (s), 59.43 (1c) (v), 59.43 (1m) (c), 59.43 (2) (a), 59.43 (2) (ag) 2., 59.43 (2) (ar), 59.43 (2) (d) and (e), 59.43 (2) (k), 59.43 (2m) (a) 2., 59.43 (2m) (a) 4., 59.43 (2m) (b) (intro.), 59.43 (2m) (d), 59.43 (4) (b), 59.43 (5) (title), 59.43 (5) (b) 4., 59.43 (9) (a) 1. h. and i., 59.43 (9) (b) and (c), 59.43 (11), 59.43 (12) (d), 84.095 (1) (f) and 236.25 (5); *to renumber* 59.43 (2m) (b) 1., 59.43 (2m) (b) 2., 59.43 (2m) (b) 5., 59.43 (2m) (b) 6., 59.43 (2m) (b) 7., 59.43 (5) (b) 1. and 84.095 (1) (a); *to renumber and amend* 59.43 (2) (ag) 1., 59.43 (2) (c), 59.43 (2) (j), 59.43 (2m) (b) 3., 59.43 (2m) (b) 4., 59.43 (2m) (e), 59.43 (4) (a), 59.43 (4) (c), 59.43 (4) (d), 59.43 (5) (b) 3., 59.43 (6), 59.43 (9) (a) 1. (intro.), am., b., c., d., e. and f. and 2. and 59.43 (9) (d); *to consolidate, renumber and amend* 59.43 (5) (a) and (b) (intro.); *to amend* 54.19 (8), 59.43 (1c) (intro.), 59.43 (1c) (c), 59.43 (1c) (d), 59.43 (1c) (e), 59.43 (1c) (f), 59.43 (1c) (h), 59.43 (1c) (i), 59.43 (1c) (k), 59.43 (1c) (t), 59.43 (1c) (u), 59.43 (1g), 59.43 (1m) (title), 59.43 (1m) (a), 59.43 (1m) (b), 59.43 (1m) (cm), 59.43 (1m) (d), 59.43 (1m) (e), 59.43 (1m) (f), 59.43 (2) (b), 59.43 (2) (h), 59.43 (2m) (title), 59.43 (2m) (a) (intro.), 59.43 (2m) (a) 1., 59.43 (2m) (a) 3., 59.43 (2m) (c), 59.43 (8), 59.43 (12) (title), 59.43 (12m) (a) (intro.), 59.43 (12m) (a) 1., 59.43 (12m) (a) 2., 59.43 (12m) (a) 3., 59.72 (5) (a), 59.72 (5) (b) (intro.), 59.72 (6), 69.07 (3), 77.02 (3) (b), 77.91 (5), 84.095 (1) (c), 84.095 (2) (title), 84.095 (2) (a), 84.095 (2) (b) 1., 84.095 (2) (b) 2., 84.095 (3) (a), 84.095 (3) (b), 84.095 (4) (a) (intro.), 84.095 (5), 84.095 (6) (a), 84.095 (7) (a), 84.095 (8) (a), 84.095 (8) (b), 84.095 (9), 132.04 (3), 185.82 (1) (c), 226.14 (1) (b), 236.25 (2) (a), 236.25 (4), 236.34 (2) (a), 236.45 (2) (am) (intro.), 703.065 (2), 703.163 (11), 706.05 (2) (c), 706.05 (2m) (a), 710.25 (5) (a) (intro.), 710.25 (5) (a) 3., 710.25 (5) (a) 4., 766.56 (2) (a), 766.58 (11), 766.59 (2) (c), 766.59 (4), 779.97 (1) (b), 779.97 (2) (title), 779.97 (2) (a), 779.97 (2) (b), 779.97 (2) (c) (intro.), 779.97 (2) (c) 4., 779.97 (3), 779.97 (4) (title), 779.97 (4) (a) (intro.), 779.97 (4) (a) 2., 779.97 (4) (c) 1., 779.97 (4) (c) 2., 779.97 (4) (e), 779.97 (8), 786.36 (2), 840.10 (1) (a), 841.10 (1), 842.14 (5), 867.045 (1) (j), 867.046 (2) (i), 893.305 (3) (a) and 946.82 (4); *to repeal and recreate* 59.43 (1b), 59.43 (1c) (a), 59.43 (1c) (g), 59.43 (2) (title), 59.43 (2m) (a) 5., 59.43 (3) (title) and 59.43 (9) (title); *to create* 59.43 (1bm), 59.43 (1c) (jm), 59.43 (2g) (title), 59.43 (2m) (a) 4m., 59.43 (2m) (a) 10., 59.43 (2m) (a) 11., 59.43 (2m) (bm), 59.43 (2s), 59.43 (10) (title), 59.43 (13), 59.43 (14), 84.095 (1) (ae), 939.32 (1) (em), 946.77 and 971.368 of the statutes; **relating to:** registers of deeds, transportation project plats, and providing a penalty.

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

SECTION 1. 54.19 (8) of the statutes is amended to read:

54.19 (8) ~~File~~, Record with the register of deeds of any county in which the ward possesses real property of which the guardian has actual knowledge, a sworn and notarized statement that specifies the legal description

* 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."

of the property, the date that the ward is determined to be incompetent, and the name, address, and telephone number of the ward's guardian and any surety on the guardian's bond.

SECTION 2. 59.43 (1b) of the statutes is repealed and recreated to read:

59.43 (1b) DEFINITIONS. In this section:

(a) "Document" includes a deed, mortgage, instrument, or writing.

(b) "Legal description" means the description under sub. (2s) (a).

SECTION 3. 59.43 (1bm) of the statutes is created to read:

59.43 (1bm) CONSTRUCTION OF STATUTES. The recording of a document with the register of deeds also constitutes filing the document with the register of deeds.

SECTION 4. 59.43 (1c) (intro.) of the statutes is amended to read:

59.43 (1c) ~~REGISTER OF DEEDS; DUTIES~~ DUTIES. (intro.) Subject to sub. (1m), the register of deeds shall do all of the following:

SECTION 5. 59.43 (1c) (a) of the statutes is repealed and recreated to read:

59.43 (1c) (a) Subject to subs. (2m) and (2s), record all documents submitted to the register of deeds that are not prohibited by law from being recorded with the register of deeds.

SECTION 6. 59.43 (1c) (c) of the statutes is amended to read:

59.43 (1c) (c) ~~State upon the record of any conveyance of real estate~~ Subject to s. 77.22, indicate on conveyances the real estate transfer fee paid or, if the conveyance is not subject to a fee, the reason for the exemption, citing the relevant subsection of s. 77.25.

SECTION 7. 59.43 (1c) (d) of the statutes is amended to read:

59.43 (1c) (d) Keep safely permanently and maintain the documents, books, images of recorded documents, and indexes mentioned in this section ~~and in s. 84.095 in the manner required.~~

SECTION 8. 59.43 (1c) (e) of the statutes is amended to read:

59.43 (1c) (e) Endorse upon each ~~instrument or writing received~~ document recorded by the register ~~for record a certificate of of deeds~~ the date and time, hour, and minute when it was ~~received, specifying the day, hour and minute of reception, which shall be evidence of such facts. Instruments recorded. The register of deeds shall be recorded~~ record each document under this paragraph in the order in which ~~they are~~ it is received. An endorsement under this paragraph is prima facie ev-

idence of the date, hour, and minute that the document was recorded.

SECTION 9. 59.43 (1c) (f) of the statutes is amended to read:

59.43 (1c) (f) Endorse plainly on each ~~instrument document recorded by the register of deeds~~ a unique number consecutive to the number assigned to the immediately previously recorded or filed instrument, such that all numbers are unique for each instrument within a group of public records that are kept together as a unit and relate to a particular subject document in its series.

SECTION 10. 59.43 (1c) (g) of the statutes is repealed and recreated to read:

59.43 (1c) (g) Except as provided in any agreement with the submitter, upon provision by the submitter of adequate postage, deliver to any person indicated as an authorized recipient by the submitter documents left with the register of deeds for recording.

SECTION 11. 59.43 (1c) (h) of the statutes is amended to read:

59.43 (1c) (h) ~~Register, file and index~~ Accept into the state vital record system all marriages ~~contracted, deaths and births occurring in the county, and domestic partnership terminations presented to the register of deeds for filing.~~

SECTION 12. 59.43 (1c) (i) of the statutes is amended to read:

59.43 (1c) (i) Make and deliver to any person, ~~on demand and~~ upon payment of the required fees, a certified copy, with the ~~register's~~ official seal of the register of deeds affixed; ~~or a noncertified copy of any record, paper, file, map or plat recorded document in the register's office of the register of deeds.~~

SECTION 13. 59.43 (1c) (j) of the statutes is repealed.

SECTION 14. 59.43 (1c) (jm) of the statutes is created to read:

59.43 (1c) (jm) Record certificates of discharge of a person who has served in the U.S. armed forces.

SECTION 15. 59.43 (1c) (k) of the statutes is amended to read:

59.43 (1c) (k) Keep an index of all ~~organizational documents of corporations, fraternal societies, religious organizations, associations, and other entities, and all amendments of the documents, that are allowed or required by law to be filed or recorded in with the register's office. The index shall be accessible and searchable by the name of the corporation, fraternal society, religious organization, association, or other entity and shall contain a reference to the document number of the organizational document or amendment and, if given on the document, the volume and page where the organiza-~~

tional document or amendment is filed or recorded in the register's office register of deeds.

SECTION 16. 59.43 (1c) (L) to (s) of the statutes are repealed.

SECTION 17. 59.43 (1c) (t) of the statutes is amended to read:

59.43 (1c) (t) Upon commencement of each term, ~~file his or her~~ submit the signature of the register of deeds and the impression of ~~his or her~~ the official seal or rubber stamp ~~in the office of of the register of deeds to~~ the secretary of state.

SECTION 18. 59.43 (1c) (u) of the statutes is amended to read:

59.43 (1c) (u) Submit that portion of recording fees collected under sub. (2) (ag) ~~1 and (e)~~ and not retained by the county to the department of administration under s. 59.72 (5).

SECTION 19. 59.43 (1c) (v) of the statutes is repealed.

SECTION 20. 59.43 (1g) of the statutes is amended to read:

59.43 (1g) **AUTHORITY TO REJECT ENTIRE GROUP OF RELATED DOCUMENTS.** If the register of deeds is presented with a group of related documents that has been identified by the person submitting the documents ~~by any reasonable method~~ as representing a single transaction and one or more documents within the group may ~~not be recorded~~ refused recording because of a failure to comply with ~~any provision of~~ sub. (2m) or (2s), the register of deeds may return the entire group of documents unrecorded.

SECTION 21. 59.43 (1m) (title) of the statutes is amended to read:

59.43 (1m) (title) ~~RESTRICTIONS ON RECORDING INSTRUMENTS~~ DOCUMENTS WITH SOCIAL SECURITY NUMBERS.

SECTION 22. 59.43 (1m) (a) of the statutes is amended to read:

59.43 (1m) (a) Except as otherwise provided in this subsection, a register of deeds may not record any ~~instrument document~~ offered for recording if the ~~instrument document~~ contains the social security number of an individual.

SECTION 23. 59.43 (1m) (b) of the statutes is amended to read:

59.43 (1m) (b) If a register of deeds is presented with ~~an instrument a document~~ for recording that contains an individual's social security number, and if the register of deeds records the ~~instrument document~~ but does not discover that the ~~instrument document~~ contains an individual's social security number until after the ~~instrument document~~ is recorded, the register of deeds may not be held liable for the ~~instrument document~~

drafter's placement of an individual's social security number on the ~~instrument document~~, and the register of deeds may remove or obscure characters from the social security number such that the social security number is not discernable on the ~~instrument document~~.

SECTION 24. 59.43 (1m) (c) of the statutes is repealed.

SECTION 25. 59.43 (1m) (cm) of the statutes is amended to read:

59.43 (1m) (cm) If a register of deeds is presented with ~~an instrument a document~~ for recording that contains an individual's social security number, the register of deeds may, prior to recording the ~~instrument document~~, remove or obscure characters from the social security number such that the social security number is not discernable on the ~~instrument document~~.

SECTION 26. 59.43 (1m) (d) of the statutes is amended to read:

59.43 (1m) (d) Paragraphs (a) ~~to (e)~~ and (b) do not apply to a federal income tax lien.

SECTION 27. 59.43 (1m) (e) of the statutes is amended to read:

59.43 (1m) (e) Paragraphs (a) ~~to (e)~~ and (b) do not apply to vital records under subch. I of ch. 69.

SECTION 28. 59.43 (1m) (f) of the statutes is amended to read:

59.43 (1m) (f) Paragraphs (a) ~~to (e)~~ and (b) do not apply to certificates of discharge or release recorded under s. 45.05.

SECTION 29. 59.43 (2) (title) of the statutes is repealed and recreated to read:

59.43 (2) (title) FEES.

SECTION 30. 59.43 (2) (a) of the statutes is repealed.

SECTION 31. 59.43 (2) (ag) 1. of the statutes is renumbered 59.43 (2) (ag) and amended to read:

59.43 (2) (ag) Subject to s. 59.72 (5) and except as provided in pars. (f) and (h), for recording any ~~instrument document~~ entitled to be recorded ~~in the office of the register of deeds with the register of deeds~~, \$30, ~~except that no fee may be collected for recording a change of address that is exempt from a filing fee under s. 185.83 (1) (b) or 193.111 (1) (b)~~.

SECTION 32. 59.43 (2) (ag) 2. of the statutes is repealed.

SECTION 33. 59.43 (2) (ar) of the statutes is repealed.

SECTION 34. 59.43 (2) (b) of the statutes is amended to read:

59.43 (2) (b) In this paragraph, "page" means one side of a single sheet of paper or, if in an electronic format, a single image or the duplication of one side of a single sheet of paper. For copies of any ~~records or pa~~

~~pers document or portion of a document recorded by the register of deeds, \$2 for the first page plus \$1 for each additional page, plus \$1 for the certificate of the register of deeds, except that the department of revenue is exempt from the fees under this paragraph of each document. The register of deeds shall charge an additional \$1 to certify a copy of a document under this paragraph. No fee under this paragraph may be charged to the department of revenue.~~

SECTION 35. 59.43 (2) (c) of the statutes is renumbered 59.43 (2g) (b) and amended to read:

59.43 (2g) (b) Notwithstanding ~~any other provision of law sub. (2)~~, the register of deeds with the approval and consent of the board may enter into contracts with municipalities, private corporations, associations, and other persons to provide noncertified copies of the complete daily recordings and filings of documents pertaining to real property for a consideration to be determined at a flat rate or rate per image established by the board which in no event shall be less than cost of labor and material plus a reasonable allowance for plant and depreciation of equipment used.

SECTION 36. 59.43 (2) (d) and (e) of the statutes are repealed.

SECTION 37. 59.43 (2) (h) of the statutes is amended to read:

59.43 (2) (h) For recording ~~and filing~~ a cemetery plat under s. 157.07, a subdivision plat under s. 236.25 or a condominium plat under s. 703.07, \$50.

SECTION 38. 59.43 (2) (j) of the statutes is renumbered 59.43 (2g) (a) and amended to read:

59.43 (2g) (a) All fees under ~~this subsection sub. (2)~~ shall be payable in advance by the party procuring the services of the register of deeds, except that the fees for the services performed for a state department, board, or commission ~~shall or person contracting with the register of deeds under par. (b) may~~ be invoiced ~~monthly to such the~~ department, board, or commission ~~or person~~.

SECTION 39. 59.43 (2) (k) of the statutes is repealed.

SECTION 40. 59.43 (2g) (title) of the statutes is created to read:

59.43 (2g) (title) PAYMENT OF FEES.

SECTION 41. 59.43 (2m) (title) of the statutes is amended to read:

59.43 (2m) (title) STANDARD FORMAT REQUIREMENTS FOR ~~RECORDED~~ RECORDING DOCUMENTS.

SECTION 42. 59.43 (2m) (a) (intro.) of the statutes is amended to read:

59.43 (2m) (a) (intro.) ~~Except as provided in pars. (d) and (e), no document may be recorded in the office of a~~ The register of deeds ~~unless it may refuse to record a document that does not~~ substantially ~~complies~~ comply

~~with all of the following on the first page of the instrument:~~

SECTION 43. 59.43 (2m) (a) 1. of the statutes is amended to read:

59.43 (2m) (a) 1. The name of the ~~instrument document~~ instrument document is clear and is located not less than 0.5 inch nor more than ~~3~~ 6 inches from the top of the ~~first page of the~~ document. If more than one ~~instrument document~~ name is given, the register of deeds shall use the first name given shall be used provided on the document for indexing purposes unless the register of deeds determines that using another name provided on the document preserves historical consistency.

SECTION 44. 59.43 (2m) (a) 2. of the statutes is repealed.

SECTION 45. 59.43 (2m) (a) 3. of the statutes is amended to read:

59.43 (2m) (a) 3. ~~An area~~ The document contains in the upper right corner of the instrument, first page, within the margins, a blank space of at least 3 inches by 3 inches, is left blank for recording information. A document that does not contain the space under this subdivision may not be recorded.

SECTION 46. 59.43 (2m) (a) 4. of the statutes is repealed.

SECTION 47. 59.43 (2m) (a) 4m. of the statutes is created to read:

59.43 (2m) (a) 4m. Except for a document that is electronically recorded, the document contains return information on the first page.

SECTION 48. 59.43 (2m) (a) 5. of the statutes is repealed and recreated to read:

59.43 (2m) (a) 5. The document contains a parcel identification number for each parcel affected by the document. This subdivision applies only in a county that requires the use of a parcel identification number.

SECTION 49. 59.43 (2m) (a) 10. of the statutes is created to read:

59.43 (2m) (a) 10. The names of the grantor and grantee of the transaction and any notaries and authenticators are clearly written or typed.

SECTION 50. 59.43 (2m) (a) 11. of the statutes is created to read:

59.43 (2m) (a) 11. Any image on the document is of a quality that the image can be electronically stored and reproduced so as to preserve the actual appearance of the image, including any color used in the image.

SECTION 51. 59.43 (2m) (b) (intro.) of the statutes is repealed.

SECTION 52. 59.43 (2m) (b) 1. of the statutes is renumbered 59.43 (2m) (a) 6.

SECTION 53. 59.43 (2m) (b) 2. of the statutes is renumbered 59.43 (2m) (a) 7.

SECTION 54. 59.43 (2m) (b) 3. of the statutes is renumbered 59.43 (2m) (a) 8. and amended to read:

59.43 (2m) (a) 8. ~~A multipage instrument~~ If the document has multiple pages, the document is not hinged or otherwise joined completely at the top or sides.

SECTION 55. 59.43 (2m) (b) 4. of the statutes is renumbered 59.43 (2m) (a) 9. and amended to read:

59.43 (2m) (a) 9. The entire document is clear and the letters, numbers, symbols, diagrams, and other representations in the document are large enough and dense enough to be reproduced or read by a copy machine ~~and a microfilm camera~~ or optical scanner to the extent that the image captured is legible.

SECTION 56. 59.43 (2m) (b) 5. of the statutes is renumbered 59.43 (2m) (a) 13.

SECTION 57. 59.43 (2m) (b) 6. of the statutes is renumbered 59.43 (2m) (a) 14.

SECTION 58. 59.43 (2m) (b) 7. of the statutes is renumbered 59.43 (2m) (a) 15.

SECTION 59. 59.43 (2m) (bm) of the statutes is created to read:

59.43 (2m) (bm) A document substantially complies with par. (a) if the document satisfies most of the requirements of par. (a) and recording the document will not impair the ability of the register of deeds to accurately record, reproduce, or index the document.

SECTION 60. 59.43 (2m) (c) of the statutes is amended to read:

59.43 (2m) (c) The register of deeds shall provide, upon request, a ~~blank form which cover sheet that~~ a person may complete and use as the first page of ~~an instrument~~ a document that the person seeks to record. The ~~blank form cover sheet~~ shall be provided without charge and shall conform to the provisions of ~~pars. par. (a) and (b)~~.

SECTION 61. 59.43 (2m) (d) of the statutes is repealed.

SECTION 62. 59.43 (2m) (e) of the statutes is renumbered 59.43 (6) (b) and amended to read:

59.43 (6) (b) ~~Every instrument~~ A document that the register of deeds accepts for ~~recording under this subsection~~ recording shall be considered recorded despite its failure to conform to ~~one or more of the requirements of this subsection~~ sub. (2m) or (2s) (a) to (d), if the ~~instrument~~ document is properly indexed in a public index maintained in the office of the register of deeds.

SECTION 63. 59.43 (2s) of the statutes is created to read:

59.43 (2s) RECORDING. (a) Subject to par. (f), the register of deeds may refuse to record a document affecting real property that does not satisfy s. 706.05, identify the county of each parcel of real estate affected by the

document, and provide a current legal description of each parcel, described in any of the following manners:

1. For assessor's plats, the manner described in s. 70.27 (3) (a).

2. For recorded plats, the manner described in s. 236.28.

3. For certified survey maps, the manner described in s. 236.34 (3).

4. For county, municipal, or town plats, the manner described in s. 236.45 (2) (am).

5. For condominium plats, the manner described in s. 703.12.

6. For transportation project plats, the manner described in s. 84.095 (7).

7. For cemetery plats, the manner described in s. 157.07 (2).

8. For time shares, the manner described in s. 707.21 (1).

9. By metes and bounds or any other manner that identifies the quarter or quarter-quarter section or government lot and that identifies the section, township, and range, the boundaries of which refer to the public land survey system or a recorded private claim, as defined in s. 236.02 (9m).

10. In any manner used in a document that satisfies the requirements of s. 706.02 if the document reasonably identifies the parcel and provides sufficient information to reasonably enable accurate recording.

(b) 1. Subject to par. (f), the register of deeds may refuse to record an assignment, satisfaction, partial release, subordination, correction instrument, or other recorded document that references a previously recorded document unless the document to be recorded contains the document number of the referenced document.

2. Subject to par. (f), the register of deeds may refuse to record an assignment, subordination, partial release, or satisfaction that relates to more than one mortgage.

(c) 1. Subject to par. (f), the register of deeds may refuse to record a document containing a marked scrivener's error unless the error is clearly marked and initialed by the person making the correction.

2. Subject to par. (f), the register of deeds may refuse to record a document to which correction fluid or tape is affixed unless the correction is initialed by the person making the correction.

(d) Subject to par. (f), the register of deeds may refuse to record a court document unless the document is certified as the original document or a true and accurate copy of the document by the clerk of courts or register of probate of the county in which the court from which the document originated is located. A certification under this paragraph may be made electronically.

This paragraph does not apply to a court document that is included as an exhibit or attachment to another document.

(e) The register of deeds may not record a document that the register of deeds reasonably believes is being recorded for a fraudulent or other unlawful purpose.

(f) The register of deeds may not refuse to record a document that substantially complies with pars. (a) to (d). A document substantially complies with pars. (a) to (d) if it satisfies most of the requirements of pars. (a) to (d) and recording the document will not impair the ability of the register of deeds to accurately record, reproduce, or index the document.

SECTION 64. 59.43 (3) (title) of the statutes is repealed and recreated to read:

59.43 (3) (title) DEPUTIES.

SECTION 65. 59.43 (4) (a) of the statutes is renumbered 59.43 (4) and amended to read:

59.43 (4) ~~REGISTER OF DEEDS; MICROFILMING AND OPTICAL DISK AND ELECTRONIC STORAGE~~ STORAGE REQUIREMENTS. ~~Except as provided in par. (b), upon~~ Upon the request of the register of deeds, any county, by board resolution, may authorize the register of deeds to ~~photograph, microfilm, or record on optical discs or replicate~~ in electronic format records of deeds, mortgages, or other instruments recorded documents relating to real property ~~or may authorize the register of deeds to record on optical discs or in electronic format instruments relating to security interests in accordance with the requirements of s. 16.61 (7) or 59.52 (14) and to store the original records within the county at a place designated by the board. The storage place for the original records shall be reasonably accessible by the register of deeds and safe and shall provide for the preservation of the records authorized to be stored under this paragraph subsection. The register of deeds shall keep a photograph, microfilm, or optical disc or an electronic copy of such records under this subsection in a conveniently accessible files format in his or her the office of the register of deeds and shall provide for examination of such reproduction or examination of a copy generated from an optical disc or electronic file these records in original form and in an enlarged, easily readable form upon request. Compliance with this paragraph satisfies the requirement of sub. (1c) (a) that the register of deeds shall keep such records in his or her office. The register of deeds may make certified copies reproduced from an authorized photograph, from a copy generated from optical disc or electronic storage, or from the original records or reproduced from a record maintained in an electronic format.~~

SECTION 66. 59.43 (4) (b) of the statutes is repealed.

SECTION 67. 59.43 (4) (c) of the statutes is renumbered 59.43 (1m) (cs) 1. and amended to read:

59.43 (1m) (cs) 1. With regard to any ~~instrument filed with or document~~ recorded by a register of deeds before April 1, 2006, which the register of deeds makes available for viewing or download on the Internet, the register of deeds shall make a reasonable effort to make social security numbers from the transferred ~~instrument's document's~~ document's electronic format not viewable or accessible on the Internet.

SECTION 68. 59.43 (4) (d) of the statutes is renumbered 59.43 (1m) (cs) 2. and amended to read:

59.43 (1m) (cs) 2. No later than March 31 annually, every register of deeds of a county that has not completed making social security numbers from electronic format records not viewable or accessible on the Internet under ~~par. (e) subd. 1.~~ shall submit to the department of administration a report regarding the progress made by the county during the preceding year in making social security numbers from electronic format records not viewable or accessible on the Internet under ~~par. (e) subd. 1.~~, including a statement of the number of ~~instruments~~ documents transferred to an electronic format in the preceding year, the number of these ~~instruments~~ documents from which social security numbers were made not viewable or accessible on the Internet in the preceding year, the number of ~~instruments~~ documents remaining from which social security numbers remain to be made not viewable or accessible on the Internet, and the estimated time needed to review the remaining ~~instruments~~ documents for making social security numbers not viewable or accessible on the Internet.

SECTION 69. 59.43 (5) (title) of the statutes is repealed.

SECTION 70. 59.43 (5) (a) and (b) (intro.) of the statutes are consolidated, renumbered 59.43 (2m) (a) 16. (intro.) and amended to read:

59.43 (2m) (a) 16. (intro.) ~~No instrument by which the title to real estate, or any interest therein or lien thereon, is conveyed, created, encumbered, assigned or otherwise disposed of shall be recorded by the register of deeds unless the~~ The name of the person ~~who, or governmental agency which, that~~ who, or governmental agency which, ~~that~~ drafted such instrument is printed, typewritten, stamped or written thereon in a legible manner. An instrument complies with this subsection if it contains a statement in the following form: "This instrument was drafted by (name)" Paraphrase (a) the document appears on the document. This subdivision does not apply to an instrument any of the following:

a. A document executed before May 9, 1957, ~~or to.~~

SECTION 71. 59.43 (5) (b) 1. of the statutes is renumbered 59.43 (2m) (a) 16. b.

SECTION 72. 59.43 (5) (b) 3. of the statutes is renumbered 59.43 (2m) (a) 16. c. and amended to read:

59.43 (2m) (a) 16. c. ~~An instrument~~ A document that is executed or acknowledged outside of this state.

SECTION 73. 59.43 (5) (b) 4. of the statutes is repealed.

SECTION 74. 59.43 (6) of the statutes is renumbered 59.43 (6) (a) and amended to read:

59.43 (6) (a) The validity and effect of the record of any ~~instrument document~~ in the office of register of deeds ~~shall not be lessened or is not~~ impaired by the fact that the name of any grantor, grantee, witness, or notary was not printed or typed on the ~~instrument document~~ or by the fact that it does not comply with sub. ~~(5) (2m) (a) 16.~~

SECTION 75. 59.43 (8) of the statutes is amended to read:

59.43 (8) ~~It is unlawful for the~~ The register of deeds ~~of any county or any proper public authority to file or may not~~ record a map, plat, survey, or other document within the definition of the practice of professional land surveying under s. 443.01 (6s), ~~which that~~ does not have ~~impressed thereon, and affixed thereto, to it~~ the personal signature and seal of a professional land surveyor under whose responsible charge the map, plat, survey, or other document was prepared. This subsection does not apply to any deed, contract, or other recordable document prepared by an attorney, or to an order, including any map or other document ~~filed submitted~~ with the order, that is recorded under subch. I or VI of ch. 77.

SECTION 76. 59.43 (9) (title) of the statutes is repealed and recreated to read:

59.43 (9) (title) INDEX.

SECTION 77. 59.43 (9) (a) 1. (intro.), am., b., c., d., e. and f. and 2. of the statutes are renumbered 59.43 (9) (a) (intro.), 1m., 2., 3., 4., 5. and 6. and (b), and 59.43 (9) (a) (intro.), 1m., 2., 5. and 6. and (b) 3. and 4., as renumbered, are amended to read:

59.43 (9) (a) (intro.) A register of deeds shall maintain an index for ~~the real estate record series documents recorded by the register of deeds~~ that contains at least all of the following:

1m. Document number assigned ~~under sub. (1c) (f) to the instrument that is consecutive and unique within the record series document~~ and, if given on the ~~instrument document~~, the volume and page where the ~~instrument document~~ is recorded ~~or filed~~.

2. Time and date ~~of the instrument's acceptance that the document was recorded.~~

5. ~~Description~~ Legal description of the land.

6. Name of the ~~instrument document~~.

(b) 3. Document number ~~assigned to the instrument under sub. (1c) (f) and, if given on the instrument docu-~~

~~ment~~, the volume and page where the ~~instrument document~~ is recorded ~~or filed~~.

4. ~~By tract of land parcel if~~ If the county has a tract index, by legal description.

SECTION 78. 59.43 (9) (a) 1. h. and i. of the statutes are repealed.

SECTION 79. 59.43 (9) (b) and (c) of the statutes are repealed.

SECTION 80. 59.43 (9) (d) of the statutes is renumbered 59.43 (10) and amended to read:

59.43 (10) With regard to certifications to discharge and release discriminatory restrictions under s. 710.25 (5) (a) related to previously ~~filed or recorded~~ documents, the register of deeds shall, ~~if possible, include on the previously filed or recorded documents a notation of relate to the certification, the date when the certification is filed or recorded, and, if the certification is assigned a volume and page number, the volume and page where the certification is filed or where the previously recorded document is recorded.~~

SECTION 81. 59.43 (10) (title) of the statutes is created to read:

59.43 (10) (title) CERTIFICATIONS TO DISCHARGE AND RELEASE DISCRIMINATORY RESTRICTIONS.

SECTION 82. 59.43 (11) of the statutes is repealed.

SECTION 83. 59.43 (12) (title) of the statutes is amended to read:

59.43 (12) (title) ~~DESTRUCTION; OR TRANSFER OF DOCUMENTS; RECORDING, INDEXING DOCUMENTS AND INDEXES.~~

SECTION 84. 59.43 (12) (d) of the statutes is repealed.

SECTION 85. 59.43 (12m) (a) (intro.) of the statutes is amended to read:

59.43 (12m) (a) (intro.) The board by ordinance may require the register of deeds to keep a tract index such that records containing valid legal descriptions ~~of land~~ may be searched by all of the following:

SECTION 86. 59.43 (12m) (a) 1. of the statutes is amended to read:

59.43 (12m) (a) 1. Quarter-sections or quarter-quarter sections of land or government lots within the county, the boundaries of which refer to the public land survey system or a recorded private claim, as defined in s. 236.02 (9m).

SECTION 87. 59.43 (12m) (a) 2. of the statutes is amended to read:

59.43 (12m) (a) 2. Recorded ~~and filed~~ certified survey map and lot or outlot number.

SECTION 88. 59.43 (12m) (a) 3. of the statutes is amended to read:

59.43 (12m) (a) 3. Recorded ~~and filed~~ plat, by name

and lot, block, outlot, or unit within the plat, ~~according to the description of the land.~~

SECTION 89. 59.43 (13) of the statutes is created to read:

59.43 (13) REAL PROPERTY RECORDING NOTIFICATION SYSTEM. A county that retains moneys under s. 77.24 shall establish a real property recording notification system to be administered by the register of deeds. Upon application by a person, the system shall monitor publicly recorded real property records for activity and changes related to properties owned by a specific person or a specific property, and, upon the recording of a new document against a monitored property, notify the applicant. No fee may be charged to an applicant for the monitoring of property records under a system established under this subsection.

SECTION 90. 59.43 (14) of the statutes is created to read:

59.43 (14) LIMITATION ON USE OF CERTAIN DEVICES. The register of deeds may prohibit or otherwise limit the use of electronic devices in any area under the authority of the register of deeds.

SECTION 91. 59.72 (5) (a) of the statutes is amended to read:

59.72 (5) (a) Before the 16th day of each month a register of deeds shall submit to the department of administration \$15 from the fee for recording ~~or filing~~ each ~~instrument~~ document that is recorded ~~or filed~~ under s. 59.43 (2) (ag) ~~+~~ ~~or (e)~~, other than a transportation project plat under s. 84.095, less any amount retained by the county under par. (b).

SECTION 92. 59.72 (5) (b) (intro.) of the statutes is amended to read:

59.72 (5) (b) (intro.) Except as provided in s. 16.967 (7m), a county may retain \$8 of the portion of each fee submitted to the department of administration under par. (a) from the fee for recording ~~or filing each instrument that is recorded or filed~~ a document under s. 59.43 (2) (ag) ~~+~~ ~~or (e)~~ if all of the following conditions are met:

SECTION 93. 59.72 (6) of the statutes is amended to read:

59.72 (6) LAND RECORDS MODERNIZATION. With regard to land records modernization as described in sub. (3) (b), if a register of deeds transfers ~~an instrument~~ a document that was ~~filed or~~ recorded with the register of deeds before April 1, 2006, to an electronic format, as described in s. 59.43 (4), the register of deeds shall make a reasonable effort to make social security numbers from the transferred ~~instrument's document's~~ electronic format not viewable or accessible on the Internet.

SECTION 94. 69.07 (3) of the statutes is amended to read:

69.07 (3) Designate a chief deputy appointed under s. 59.43 (3) to perform the register of deeds' duties under this section during the register of deeds' absence, illness or disability.

SECTION 95. 77.02 (3) (b) of the statutes is amended to read:

77.02 (3) (b) If the request of a petitioner is granted under par. (a) or sub. (4), a copy of such order shall be filed with the department of revenue, the supervisor of equalization and the clerk of each town, and the order shall be recorded with the register of deeds of each county, in which any of the lands affected by the order are located. The register of deeds shall record the entry, transfer or withdrawal of all forest croplands in a suitable manner on the county records. ~~The register of deeds may collect recording fees under s. 59.43 (2) from the owner.~~

SECTION 96. 77.91 (5) of the statutes is amended to read:

77.91 (5) RECORDING. Each register of deeds who receives notice of an order under this subchapter shall record the action as provided under s. 59.43 (1c). The department shall pay the register of deeds the fee specified under s. 59.43 (2) (ag) ~~+~~ from the appropriation under s. 20.370 (2) (cr). If the amount in the appropriation under s. 20.370 (2) (cr) in any fiscal year is insufficient to pay the full amount required under this subsection in that fiscal year, the department shall pay the balance from the appropriation under s. 20.370 (2) (mv).

SECTION 97. 84.095 (1) (a) of the statutes is renumbered 84.095 (1) (ax).

SECTION 98. 84.095 (1) (ae) of the statutes is created to read:

84.095 (1) (ae) "Accompanying sheet" means a sheet used to convey the project location and additional information related to rights or interests within the area depicted in the detail sheet.

SECTION 99. 84.095 (1) (c) of the statutes is amended to read:

84.095 (1) (c) "Plat" means a ~~map document~~ map document that is prepared for and maps property interests for a project, or a part of a project. The plat shall consist of ~~a single sheet or a detail and a title sheet~~ a set of one to 4 sheets, of which only the first sheet shall be a detail sheet and the remaining sheets shall be accompanying sheets.

SECTION 100. 84.095 (1) (f) of the statutes is repealed.

SECTION 101. 84.095 (2) (title) of the statutes is amended to read:

84.095 (2) (title) ~~FILING OR RECORDING~~ RECORDING PLATS.

SECTION 102. 84.095 (2) (a) of the statutes is amended to read:

84.095 (2) (a) The department, or a city, village, town, or county, may submit any order or resolution relating to a project in the form of a plat for ~~filing or~~ recording in the office of the register of deeds in the county in which the parcel is located. The plat ~~may include a separate title sheet and~~ shall be ~~filed or~~ recorded within 20 days after the plat is signed under sub. (4) (a) 4. The register of deeds shall ~~file or~~ record any plat submitted under this subsection as a transportation project plat. A project authorized by an order or resolution may be described in more than one plat. Whenever a project is described in more than one plat, each plat may be submitted separately for ~~filing or~~ recording.

SECTION 103. 84.095 (2) (b) 1. of the statutes is amended to read:

84.095 (2) (b) 1. Plats ~~filed or~~ recorded under this section are for parcel or right of way delineation purposes only and do not effect a transfer or encumbrance of any title to real or personal property.

SECTION 104. 84.095 (2) (b) 2. of the statutes is amended to read:

84.095 (2) (b) 2. Submitting a plat for ~~filing or~~ recording under this section satisfies the requirements of ss. 32.05 (1), 83.08 (1), 84.09 (1) and 114.33 (6) with respect to filing with the county clerk or county highway committee any orders, resolutions, maps or plats for a project.

SECTION 105. 84.095 (3) (a) of the statutes is amended to read:

84.095 (3) (a) An order, resolution, or plat ~~filed or~~ recorded under this section may be amended or vacated only by the entity that submitted the order, resolution, or plat for ~~filing or~~ recording. Any amendment or vacation of an order, resolution, or plat ~~filed or~~ recorded under this section may be ~~filed or~~ recorded. ~~The office of the register of deeds shall make suitable notations on the plat affected by an amendment or vacation that is filed or recorded. The register of deeds shall number any amendments to a plat consecutively in the order filed or recorded and shall describe each amendment using the following information to the extent the information applies:~~

~~Amendment (number) of transportation project plat (project number), recorded in volume (number) of transportation project plats, page (number), as document (number), on (date), (county name) register of deeds, and located in (quarter section, section, township and range; recorded private claim; or federal reservation).~~

SECTION 106. 84.095 (3) (b) of the statutes is amended to read:

84.095 (3) (b) Corrections to a plat may be made only by the entity that prepared or submitted the plat for

~~filing or~~ recording and only if the correction does not affect the interests or rights required. Corrections to a plat shall be made by ~~filing or~~ recording with the register of deeds an affidavit of correction that identifies the affected plat and states the defect in or change to the plat along with the correct information. An affidavit of correction may not be used to reconfigure parcels or rights and interests required for the project. Affidavits of correction may be used to correct distances, angles, directions, bearings, chords, lot and block numbers, street names, or other scrivener errors. ~~The register of deeds shall make suitable notations on the plat to which the affidavit refers.~~ The record of the affidavit of correction, or a certified copy of the record, is prima facie evidence of the facts stated in the affidavit.

SECTION 107. 84.095 (4) (a) (intro.) of the statutes is amended to read:

84.095 (4) (a) (intro.) No plat may be ~~filed or~~ recorded in any office of a register of deeds unless the plat includes a certification that it contains all of the following, either as part of the drawing or written elsewhere on the plat:

SECTION 108. 84.095 (5) of the statutes is amended to read:

84.095 (5) PROFESSIONAL LAND SURVEYOR'S CERTIFICATE. A plat prepared for ~~filing or~~ recording under this section shall include a certificate of a professional land surveyor licensed under s. 443.06 that the plat is a correct representation of the project described and that the identification and location of each parcel can be determined from the plat. ~~This subsection does not apply to plats prepared by the department.~~

SECTION 109. 84.095 (6) (a) of the statutes is amended to read:

84.095 (6) (a) No plat may be ~~filed or~~ recorded in the office of a register of deeds unless the plat has a one-inch margin on all sides, and is produced on any material that is capable of clearly legible reproduction or other media that is acceptable to the register of deeds. The dimensions of the plat shall be 22 inches wide by 30 inches long. Larger plats may be used if acceptable to the register of deeds and agreeable to the agency who submitted the plat. A plat that is submitted for ~~filing or~~ recording shall contain a blank space at least 3 inches by 3 inches in size for use by the register of deeds.

SECTION 110. 84.095 (7) (a) of the statutes is amended to read:

84.095 (7) (a) Whenever a plat has been ~~filed or~~ recorded under this section, any parcel depicted in the plat that is required for a project by conveyance or eminent domain proceedings shall be described using the following information to the extent the information applies:

Parcel (number) of transportation project plat (project number), recorded in volume (number) of transportation project plats, page (number), as document (number), recorded in (county name), Wisconsin.

SECTION 111. 84.095 (8) (a) of the statutes is amended to read:

84.095 (8) (a) The register of deeds shall index plats ~~filed or~~ recorded under this section in the manner described in s. 59.43 (12m), whether or not the county board has enacted an ordinance requiring such an index.

SECTION 112. 84.095 (8) (b) of the statutes is amended to read:

84.095 (8) (b) Within 3 working days after the date on which a plat is submitted for recording under this section, the register of deeds shall assign a document number and, at the option of the register of deeds, a volume and page where the plat is recorded, and the register of deeds shall provide ~~written~~ notice of the recording information to the agency that submitted the plat.

SECTION 113. 84.095 (9) of the statutes is amended to read:

84.095 (9) LOCAL REVIEW. No state agency, city, village, town or county may require the review or approval of a plat as a condition of ~~filing or~~ recording the plat if the plat is prepared in accordance with this section.

SECTION 114. 132.04 (3) of the statutes is amended to read:

132.04 (3) The department shall receive a fee of \$15 and the register of deeds shall receive the fee specified in s. 59.43 (2) (ag) ~~or (e)~~ for each statement and certificate of publication filed or recorded and shall also receive the fee specified in s. 59.43 (2) (b) for each certified copy of such statement and certificate of publication, to be paid for by the person filing, recording or applying for the same.

SECTION 115. 185.82 (1) (c) of the statutes is amended to read:

185.82 (1) (c) Separate checks in the amount of the recording fee prescribed under s. 59.43 (2) (ag) ~~+~~ payable to the register of deeds of each county in which the document is required to be recorded.

SECTION 116. 226.14 (1) (b) of the statutes is amended to read:

226.14 (1) (b) A copy of the declaration of trust and amendments verified in the manner described in par. (a), and a certificate of the department of financial institutions, showing the date when the declaration was filed and accepted by the department of financial institutions shall, within 30 days of filing and acceptance by the department of financial institutions, be recorded with the register of deeds of the county in which the trust has its

principal office or place of business in this state. No common law trust shall transact business in this state until the declaration of trust or verified copy of the declaration is left for record. ~~The register of deeds shall immediately transmit to the department of financial institutions a certificate stating the time when the declaration or verified copy of the declaration was recorded. The register of deeds shall be entitled to the fee specified under s. 59.43 (2) (b) for the certificate, to be paid by the person presenting the papers for record.~~ Upon receipt of the register of deed's certificate proof of recording of the declaration, the department of financial institutions shall issue to the trustees of the trust a certificate of filing.

SECTION 117. 236.25 (2) (a) of the statutes is amended to read:

236.25 (2) (a) It is a permanent nonfading black image on durable white media that is 22 inches wide by 30 inches long or on other media that is acceptable to the register of deeds, complies with the requirements of s. 59.43 (2m) ~~(b) 4.~~ (a) 9., and bears a department certification of no objection. Seals or signatures reproduced on images complying with this paragraph shall be given the force and effect of original signatures and seals;

SECTION 118. 236.25 (4) of the statutes is amended to read:

236.25 (4) ~~Each~~ The register of deeds shall properly index each final plat entitled to be recorded under this section ~~shall be bound or filed by the register of deeds into properly indexed volumes or stored electronically~~ in a plat index. Any facsimile of the original whole record, made and prepared by the register of deeds or under his or her direction shall be deemed to be a true copy of the final plat.

SECTION 119. 236.25 (5) of the statutes is repealed.

SECTION 120. 236.34 (2) (a) of the statutes is amended to read:

236.34 (2) (a) Certified survey maps prepared in accordance with subs. (1) and (1m) shall be numbered ~~consecutively~~ by the register of deeds and shall be recorded ~~in a bound volume kept in the register of deeds' office, known as the "Certified Survey Maps of ... County", or and~~ stored electronically ~~in the register of deeds office.~~

SECTION 121. 236.45 (2) (am) (intro.) of the statutes is amended to read:

236.45 (2) (am) (intro.) Ordinances under par. (ac) may include provisions regulating divisions of land into parcels larger than 1 1/2 acres or divisions of land into less than 5 parcels, and, except as provided in s. 59.69 (4) (intro.) and subject to s. 66.1002, may prohibit the division of land in areas where such prohibition will carry out the purposes of this section. Such ordinances

shall make applicable to such divisions all of the provisions of this chapter, or may provide other surveying, monumenting, mapping and approving requirements for such division. The governing body of the municipality, town, or county shall require that a plat of such division be recorded with the register of deeds and ~~kept in a book provided for that purpose or~~ stored electronically. "COUNTY PLAT," "MUNICIPAL PLAT," or "TOWN PLAT" shall be printed on the map in prominent letters with the location of the land by government lot, recorded private claim, quarter-quarter section, section, township, range, and county noted. When so recorded, the lots included in the plat shall be described by reference to "COUNTY PLAT," "MUNICIPAL PLAT," or "TOWN PLAT," the name of the plat and the lot and block in the plat, for all purposes, including those of assessment, taxation, devise, descent, and conveyance as defined in s. 706.01 (4). Such ordinance, insofar as it may apply to divisions of less than 5 parcels, shall not apply to:

SECTION 122. 703.065 (2) of the statutes is amended to read:

703.065 (2) The instrument shall be prepared in the standard format for recorded documents under s. 59.43 (2m) ~~and (5) (a)~~.

SECTION 123. 703.163 (11) of the statutes is amended to read:

703.163 (11) RECORDING OF STATUTORY RESERVE ACCOUNT STATEMENT. Each statutory reserve account statement executed under this section shall bear the name of the condominium as it appears on the declaration, shall be prepared in the standard format for recorded documents under s. 59.43 (2m) ~~and (5) (a)~~, shall comply with s. 706.05 (2) (a) and (b), and shall be recorded with the register of deeds of the county where the condominium instruments are recorded.

SECTION 124. 706.05 (2) (c) of the statutes is amended to read:

706.05 (2) (c) Identify, to the extent that the nature of the instrument permits, and in form and terms that permit ready entry upon the various ~~books and~~ indexes publicly maintained as land records of ~~such the~~ county, the land to which ~~such the~~ instrument relates and the parties or other persons whose interests in such land are affected. Except as provided in sub. (2m), identification may be either by the terms of the instrument or by reference to an instrument of record in the same office, naming the document number of the ~~record and, if the record is assigned a volume and page number, the volume and page where the record is~~ previously recorded instrument.

SECTION 125. 706.05 (2m) (a) of the statutes is amended to read:

706.05 (2m) (a) Except as provided in par. (b), any document submitted for recording or filing that is to be indexed in the real estate records, any document submitted for recording or filing that modifies an original mortgage or land contract, and any document submitted for recording or filing that is a subordination agreement shall contain the full legal description of the property, as provided under s. 59.43 (2s) (a), to which the document relates if the document is intended to relate to a particular parcel of land. The legal description may be included on the document or may be attached to the document. The document shall also contain the document number of any original mortgage or land contract that the document affects ~~and, if given on the original mortgage or land contract, the volume and page where the original mortgage or land contract is recorded or filed~~.

SECTION 126. 710.25 (5) (a) (intro.) of the statutes is amended to read:

710.25 (5) (a) (intro.) If real property is affected by a deed or other instrument that contains a discriminatory restriction, an owner of the real property may discharge and release the discriminatory restriction from the owner's real property by recording a certification to discharge and release the discriminatory restriction. Subject to s. 59.43 (2m) and (2s) (a) and upon payment of any applicable fee under s. 59.43 (2), the certification is entitled to ~~record~~ be recorded in the office of the register of deeds in the county in which the owner's real property is located if the certification includes all of the following:

SECTION 127. 710.25 (5) (a) 3. of the statutes is amended to read:

710.25 (5) (a) 3. The full legal description, as ~~defined in s. 706.01 (7)~~ provided under s. 59.43 (2s) (a), of the real property to which the certification relates.

SECTION 128. 710.25 (5) (a) 4. of the statutes is amended to read:

710.25 (5) (a) 4. The title and document number of the deed or instrument that contains the discriminatory restriction, ~~the document number of the deed or instrument, and, if given on the deed or instrument, the volume and page where the deed or instrument is filed or recorded~~.

SECTION 129. 766.56 (2) (a) of the statutes is amended to read:

766.56 (2) (a) The recording, under s. 59.43 (1c) ~~(a)~~, of a marital property agreement or a unilateral statement or revocation under s. 766.59 does not constitute actual or constructive notice to 3rd parties. This paragraph does not affect the application of ch. 706.

SECTION 130. 766.58 (11) of the statutes is amended to read:

766.58 (11) Married persons or persons intending to

marry each other may record a marital property agreement in the county register of deeds office under s. 59.43 (1c) ~~(a)~~.

SECTION 131. 766.59 (2) (c) of the statutes is amended to read:

766.59 (2) (c) The executing spouse may record the statement in the county register of deeds office under s. 59.43 (1c) ~~(a)~~.

SECTION 132. 766.59 (4) of the statutes is amended to read:

766.59 (4) A statement may be revoked in writing by the executing spouse. The revoking spouse shall notify the other spouse of the revocation by personally delivering a copy to the other spouse or by sending a copy by certified mail to the other spouse's last-known address. The revoking spouse may record the revocation in the county register of deeds office under s. 59.43 (1c) ~~(a)~~.

SECTION 133. 779.97 (1) (b) of the statutes is amended to read:

779.97 (1) (b) Other federal liens, if any act of congress or any regulation adopted under an act of congress requires or permits notices of such liens to be filed or recorded in the same manner as notices of federal tax liens.

SECTION 134. 779.97 (2) (title) of the statutes is amended to read:

779.97 (2) (title) PLACE OF FILING OR RECORDING.

SECTION 135. 779.97 (2) (a) of the statutes is amended to read:

779.97 (2) (a) Notices of liens, certificates and other notices affecting federal tax liens or other federal liens shall be filed or recorded under this section.

SECTION 136. 779.97 (2) (b) of the statutes is amended to read:

779.97 (2) (b) Notices of liens upon real property for obligations payable to the United States, and certificates and notices affecting the liens shall be filed or recorded in the office of the register of deeds of the county in which real property subject to the liens is situated.

SECTION 137. 779.97 (2) (c) (intro.) of the statutes is amended to read:

779.97 (2) (c) (intro.) Notices of liens upon personal property, whether tangible or intangible, for obligations payable to the United States and certificates and notices affecting the liens shall be filed or recorded as follows:

SECTION 138. 779.97 (2) (c) 4. of the statutes is amended to read:

779.97 (2) (c) 4. In all other cases in the office of the register of deeds of the county where the person against whose interest the lien applies resides at the time of filing or recording of the notice of lien.

SECTION 139. 779.97 (3) of the statutes is amended to read:

779.97 (3) EXECUTION OF NOTICES AND CERTIFICATES. Certification of notices of liens, certificates or other notices affecting federal liens by the secretary of the U.S. treasury, by the secretary's designee or by any other official or entity of the United States responsible for filing or certifying notice of any other lien entitles them to be filed or recorded and no other attestation, certification or acknowledgment is necessary.

SECTION 140. 779.97 (4) (title) of the statutes is amended to read:

779.97 (4) (title) DUTIES OF FILING OR RECORDING OFFICER.

SECTION 141. 779.97 (4) (a) (intro.) of the statutes is amended to read:

779.97 (4) (a) (intro.) If a notice of federal tax lien or a notice of revocation of a certificate of release is presented to the filing or recording officer who is:

SECTION 142. 779.97 (4) (a) 2. of the statutes is amended to read:

779.97 (4) (a) 2. Any other officer described in sub. (2), the officer shall make the endorsements required under s. 59.43 (1c) (e) and (f) and forthwith ~~file or~~ record the notice and enter it in the index under s. 59.43 (9). ~~Notices under this subdivision are subject to s. 59.43 (4) (a).~~

SECTION 143. 779.97 (4) (c) 1. of the statutes is amended to read:

779.97 (4) (c) 1. If a refiled notice of federal lien or a certificate of nonattachment, discharge or subordination is presented for filing to any other filing or recording officer specified in sub. (2), the officer shall permanently attach the refiled notice or the certificate to the original notice of lien and shall enter the refiled notice or certificate with the date of filing or recording in any alphabetical federal lien index on the line where the original notice of lien is entered.

SECTION 144. 779.97 (4) (c) 2. of the statutes is amended to read:

779.97 (4) (c) 2. Except as otherwise provided in this subdivision, if a certificate of release or other document associated with a recorded notice of federal tax lien is presented for filing or recording with any other filing or recording officer specified in sub. (2), the officer shall treat the certificate or document in the same manner as a notice filed or recorded under par. (a) 2. The officer shall also reference the certificate or document to the recorded notice of federal lien by document number in the index maintained under s. 59.43 (9).

SECTION 145. 779.97 (4) (e) of the statutes is amended to read:

779.97 (4) (e) Upon request of any person, the filing

or recording officer shall issue a certified copy of any notice of federal lien or any related refiling of a notice of lien, certificate of nonattachment, discharge or subordination filed or recorded on or after February 1, 1968. The officer may charge the fee specified under s. 59.43 (2) (b) for the copy. If the filing officer is the department of financial institutions, the filing officer shall include the information concerning the notice of federal lien, or notice or certificate affecting a federal lien, in the information communicated or otherwise made available in response to a request under s. 409.523 (3), and the fee charged shall be that charged in accordance with s. 409.525.

SECTION 146. 779.97 (8) of the statutes is amended to read:

779.97 (8) TAX LIENS AND NOTICES FILED ON OR BEFORE FEBRUARY 1, 1968. Filing or recording officers with whom notices of federal tax liens, certificates and notices affecting such liens have been filed or recorded on or before February 1, 1968 shall, after that date, continue to maintain a file labeled “federal tax lien notices filed or recorded prior to” containing notices and certificates filed or recorded in numerical order of receipt. If a notice was filed or recorded on or before February 1, 1968 any certificate or notice affecting the lien shall be filed or recorded in the same office.

SECTION 147. 786.36 (2) of the statutes is amended to read:

786.36 (2) Except as provided in sub. (2m), the order shall be entered at length upon the records of the court and a certified copy of the record shall be recorded in the office of the register of deeds of the county, ~~who shall make an entry in a book to be kept by the register.~~ The fee for recording a certified copy is the fee specified under s. 59.43 (2) (ag). If the person whose name is changed or established was born or married in this state, the clerk of the court shall send to the state registrar of vital records, on a form designed by the state registrar of vital records, an abstract of the record, duly certified, accompanied by the fee prescribed in s. 69.22, which fee the clerk of court shall charge to and collect from the petitioner. The state registrar of vital records shall then correct the birth record, marriage record or both, ~~and direct the register of deeds and local registrar to make similar corrections on their records.~~

SECTION 148. 840.10 (1) (a) of the statutes is amended to read:

840.10 (1) (a) In an action where relief is demanded affecting described real property which relief might confirm or change interests in the real property, after the filing of the complaint the plaintiff shall present for filing or recording in the office of the register of deeds of each county where any part thereof is situated, a lis pendens

containing the names of the parties, the object of the action and a description of the land, as provided under s. 59.43 (2s) (a), in that county affected thereby. In any action if the defendant asks relief on a counterclaim or cross-complaint, which contains a legal description of the real estate and seeks such relief, after the filing of the counterclaim or cross-complaint the defendant shall present for filing or recording a lis pendens. From the time of filing or recording every purchaser or encumbrancer whose conveyance or encumbrance is not recorded or filed shall be deemed a subsequent purchaser or encumbrancer and shall be bound by the proceedings in the action to the same extent and in the same manner as if the purchaser or encumbrancer were a party thereto. In any such action in which a lis pendens has been filed or recorded, if the party who presents for filing or recording the lis pendens fails for one year after the filing or recording thereof to serve and file proof of service of the summons or the counterclaim or cross-complaint on one or more of the adverse parties, the lis pendens shall be void, and upon motion and proof the court may order it discharged. Judgment shall not be entered in favor of the party required to present for filing or recording a lis pendens until 20 days after the lis pendens has been filed or recorded.

SECTION 149. 841.10 (1) of the statutes is amended to read:

841.10 (1) The judgment shall declare the interests of the parties. ~~The judgment or a~~ A certified copy of the judgment may be recorded in the office of the register of deeds of each county in which the land lies.

SECTION 150. 842.14 (5) of the statutes is amended to read:

842.14 (5) A certified copy of the judgment shall be recorded in each county in which any part of the premises are situated, and the expense of such copy and record shall be taxed in the costs.

SECTION 151. 867.045 (1) (j) of the statutes, as affected by 2025 Wisconsin Act 60, is amended to read:

867.045 (1) (j) In the case of real property, a copy of the property tax bill for the year preceding the year of the decedent’s death, or a copy of the most recent property tax bill, and a legal description of the property, as provided under s. 59.43 (2s) (a), which description shall be imprinted on or attached to the application. The register of deeds shall record the bill. The required recording of the property tax bill may be waived by an agreement between the register of deeds and the county real property lister.

SECTION 152. 867.046 (2) (i) of the statutes, as affected by 2025 Wisconsin Act 60, is amended to read:

867.046 (2) (i) In the case of real property, a copy of the property tax bill for the year preceding the year of

the decedent's death, or a copy of the most recent property tax bill, and a legal description of the property, as provided under s. 59.43 (2s) (a), which description shall be imprinted on or attached to the application. The register of deeds shall record the bill. The required recording of the property tax bill may be waived by an agreement between the register of deeds and the county real property lister.

SECTION 153. 893.305 (3) (a) of the statutes is amended to read:

893.305 (3) (a) A legal description, as provided under s. 59.43 (2s) (a), of the parcel of land that contains the real estate that is being adversely possessed or adversely used, as described in par. (c).

SECTION 154. 939.32 (1) (em) of the statutes is created to read:

939.32 (1) (em) Whoever attempts to commit a crime under s. 946.77 is subject to the penalty provided in that section for the completed act.

SECTION 155. 946.77 of the statutes is created to read:

946.77 Forged recordings related to a conveyance. Whoever knowingly provides to a register of deeds for recording any forged document relating to a conveyance, as defined in s. 77.21 (1), is guilty of a Class I felony.

SECTION 156. 946.82 (4) of the statutes, as affected by 2025 Wisconsin Act 48, is amended to read:

946.82 (4) "Racketeering activity" means any activity specified in 18 USC 1961 (1) in effect as of April 27, 1982, or the attempt, conspiracy to commit, or commission of any of the felonies specified in: chs. 945

and 961, subch. V of ch. 551, and ss. 49.49, 134.05, 139.44 (1), (2m), and (8), 180.0129, 181.0129, 185.825, 201.09 (2), 215.12, 221.0625, 221.0636, 221.0637, 221.1004, 553.41 (3) and (4), 553.52 (2), 940.01, 940.21, 940.30, 940.302 (2), 940.305, 940.31, 940.60 (3), 940.61, 940.62, 941.20 (2) and (3), 941.26, 941.28, 941.298, 941.31, 941.32, 942.09, 942.095, 943.01 (2), (2d), or (2g), 943.011, 943.012, 943.013, 943.02, 943.03, 943.04, 943.05, 943.06, 943.10, 943.20 (3) (bf) to (e), 943.201, 943.203, 943.23 (2) and (3), 943.231 (1), 943.24 (2), 943.27, 943.28, 943.30, 943.32, 943.34 (1) (bf), (bm), and (c), 943.38, 943.39, 943.40, 943.41 (8) (b) and (c), 943.50 (4) (bf), (bm), and (c) and (4m), 943.60, 943.70, 943.76, 943.81, 943.82, 943.825, 943.83, 943.84, 943.85, 943.86, 943.87, 943.88, 943.89, 943.90, 944.21 (5) (c) and (e), 944.32, 944.34, 945.03 (1m), 945.04 (1m), 945.05 (1), 945.08, 946.10, 946.11, 946.12, 946.13, 946.31, 946.32 (1), 946.48, 946.49, 946.61, 946.64, 946.65, 946.72, 946.76, 946.77, 946.79, 947.015, 947.016 (1) or (2), 948.05, 948.051, 948.08, 948.12, 948.125, and 948.30 and s. 940.19 (4), 2023 stats., s. 940.19 (5), 2023 stats., s. 940.19 (6), 2023 stats., s. 940.20, 2023 stats., s. 940.201, 2023 stats., and s. 940.203, 2023 stats.

SECTION 157. 971.368 of the statutes is created to read:

971.368 Forged recordings related to a conveyance; charges. In any case under s. 946.77 involving more than one violation, all violations may be prosecuted as a single crime if the violations were pursuant to a single intent and design.