

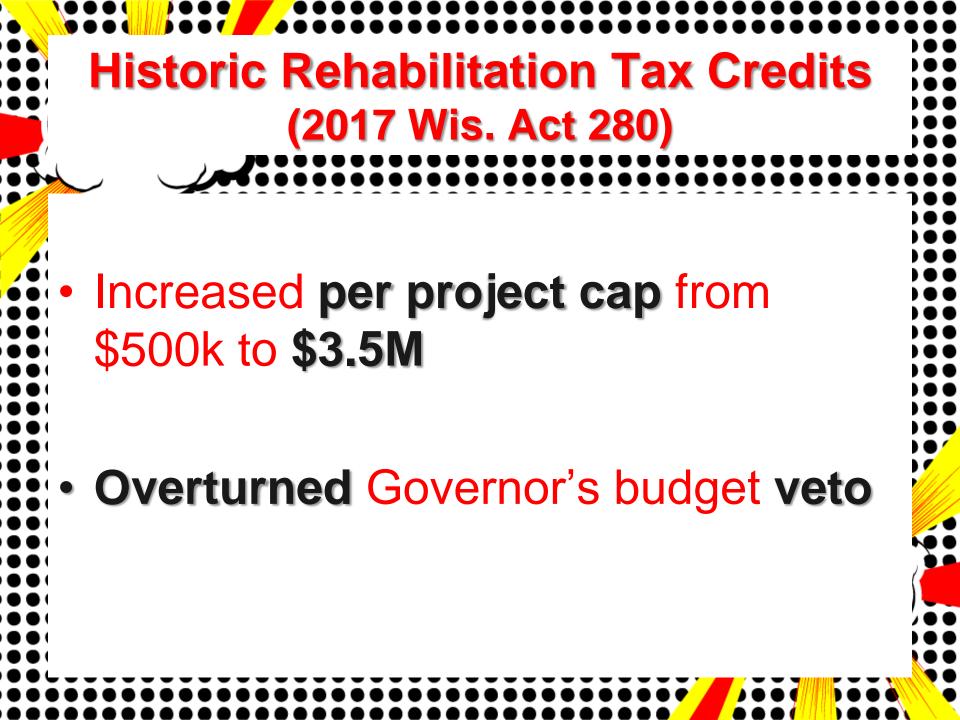
Wetlands (2017 Wis. Act 183) Permit exemptions - "urban areas":1 acre + no mitigation less than $\frac{1}{4}$ acre Artificial wetlands Life of delineations -- 5 to 15 years Mitigation options -- Property owner choice Preemption of local regulations Federal wetland program

Advertising (2017 Wis. Act 110)	
 Required: Listing contract if property being advertised for sale or lease 	/ is
 Required: Firm's name in advertisen must be clear and conspicuous 	nents
 Permitted: Cooperation with comme OSLs working with buyers and/or ter –New WB-29 Commercial Cooperation Agreement 	nants tive

Developer Bill (2017 Wis. Act 243)	
 Impact fee reform 	- 700 100
 – Timing of payment 	
– Park fees	
Increased service capacity	
– Operations & maint. of public facilities	
 Inclusionary zoning prohibition 	
 Supermajority vote for zoning changes 	5
 Local housing affordability audit 	



Conditional Use Permits (2017 Wis. Act 67) **Statutory framework** Definition of CUP Objective and measurable criteria Decisions must be based on "substantial evidence" Right to receive CUP



RECR & VLDR	
(2017 Wis. Act 338)	
Reformats Real Estate Condition	
Report (RECR) & Vacant Land Disclosure Report (VLDR)	
 Both also includes new disclosures 	
• Effective July 1, 2018	
	2

Affordable Rental Housing (2017 Wis. Act 317) Historic preservation -- substantially similar to original for repair/replacement Municipal inspections and fees -statutory parameters **Emotional support animals -- applicants** may be required to provide documentation from state-licensed professional

Wisconsin Supreme Court Cases McNally v. Capital Cartage, Inc. – Whether a commission was owed if a "full price offer" includes a transition services condition.

 Voters with Facts v. City of Eau Claire – Whether TIF decisions made by local officials are subject to judicial review.

