

2025 WISCONSIN LEGISLATIVE SESSION REPORT



Community Associations Institute (CAI) Wisconsin Legislative Action Committee (WI LAC) spent the first year of the 2025-2026 legislative session advocating on behalf of the [777,000 Wisconsinites living in 325,000 homes in more than 5,700 community associations across the state](#). In October, WI LAC hosted its first advocacy day in Madison in eight years, bringing a dozen advocates to meet with 11 offices and highlight key issues facing Wisconsin's community associations. Discussions focused on modernizing Wisconsin law to allow for governing document amendments needed to comply with state or federal law to be added without a full membership vote, mandating reserve studies, enabling condominium deconversion, and streamlining electronic notice procedures.

The Wisconsin Legislature's two-year session began on January 6, 2025, and will run through April 2026. The information below highlights key activity from the first year of the 2025–2026 session, with all active bills continuing into 2026:

[AB 42/SB 44](#) Chickens/Fowl

Status: In Committee. Carried over to 2026.

CAI Position: Monitoring for Potential Impact.

This bill requires that municipalities allow the keeping of up to four chickens or quail by homeowners on residential lots. Local governments may impose permit requirements, requirements for notices to adjoining properties, reasonable cleanliness standards, and may regulate the placement of coops and other housing. Local governments may also ban the keeping of roosters. CAI continues to monitor this bill for potential infringements on association governing authority.

[AB 41/SB 37](#) Vegetable Gardens

Status: In Committee. Carried over to 2026.

CAI Position: Monitoring for Potential Impact.

This bill prohibits local governments from requiring permits to establish a vegetable garden on a residential lot. It does preserve the authority to control weeds and regulate the use of water or fertilizer. CAI continues to monitor this bill for potential infringements on association governing authority.

[AB 449/SB 473](#) Accessory Dwelling Units

Status: AB 449 sent to full Assembly, SB 473 in Committee. Carried over to 2026.

CAI Position: **Oppose.**

This bill **does not** align with CAI's [Accessory Dwelling Unit Public Policy](#), as it does not contain exemptions allowing for associations to enforce existing covenants.

This bill requires that local governments allow for the creation of accessory dwelling units on lots zoned for single-family homes. This bill was amended to include internal accessory dwelling units (i.e. garage conversions) in the definition of allowed accessory dwelling units.

[AB 661/SB 643](#) Fire Sprinklers

Status: In Committee. Carried over to 2026.

CAI Position: **Monitoring for Potential Impact.**

This bill requires that the Department of Safety and Professional Services conduct an audit of all townhome developments with eight or more units and two or more stores, as well as all condominiums with eight or more units and two or more stories, to check for the installation of automatic fire sprinklers. This bill only requires the study be conducted, it does not require installation.

[AB 366/SB 327](#) Emotional Support/Service Animals

Status: VETOED By Governor 12/5/2025.

CAI Position: **Support.**

This bill **aligns** with CAI's [Pets and Assistance Animals Public Policy](#), as it maintains critical association oversight authority.

This bill strengthens the authority of condominium associations regarding the presence of emotional support/service animals by allowing the association to request documentation. This includes prescriptions and/or a doctor's note. The bill also establishes that doctors must have a 30-day preexisting relationship with a patient before a note for an emotional support/service animal can be prescribed, and sets \$500 penalties for the providing of false notes/prescriptions.

[AB 455/SB 481](#) Condominium Conversion Reimbursement Grants

Status: AB 455 passed House and sent to Senate. AB 455 & SB 481 in Committee. Carried over to 2026.

CAI Position: **Monitoring for Potential Impact.**

This bill requires that the Wisconsin Housing and Economic Development Authority (WHEDA) establish and administer a condominium conversion grant program. These grants would be awarded to owners of multifamily housing in order to cover the costs associated with converting multifamily housing to condominiums, including reasonable attorney fees and state and local permitting fees. The total amount awarded in grants would be \$50,000, with a total allocation of \$10,000,000 from existing programs to pay for the grants. Recipients of a grant must provide the current occupants of the units being converted with the opportunity to purchase a condominium unit.

NOT A CAI MEMBER? BECOME A MEMBER TODAY!

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

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Track WI Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Wisconsin. To support their efforts, visit caionline.org/lacdonate and select “Wisconsin.”

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI WI LAC and Chapter Contact Information:

[CAI Wisconsin Legislative Action Committee](#) - (888) 224-4321

[CAI Wisconsin Chapter](#)- (414) 778-0640 (1)

Review CAI's Public Policy Positions



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