



Community Associations Institute (CAI) Wisconsin Legislative Action Committee (WI LAC) spent 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.](#)

Legislative Overview

Wisconsin's legislative session began on January 13 and adjourned on March 17, 2026. Since 2026 was the second half of Wisconsin's legislative biennium, all legislation not passed in 2025 was carried over into 2026 for further discussion. However, the work of Wisconsin lawmakers has not concluded for the year – Governor Tony Evers has ordered a special session to convene on April 16, 2026 aimed at passing a constitutional amendment to ban partisan gerrymandering in legislative redistricting. A special session in Wisconsin can only focus on business for which the special session was called. In this case, the only germane topic will be gerrymandering and redistricting. It should be noted that another special session could be called by the Governor, or the Legislature could call an extraordinary session regarding tax relief and special education funding, however no official announcement has been made.

2026 Key Bills of Interest to Community Associations in Wisconsin:

Below is a brief overview of highlights from the 2026 Wisconsin Legislative Session:

CAI MONITORED THE BELOW BILLS

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

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

This bill, carried over from 2025, requires 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. WI LAC anticipates that this legislation could be introduced again next session, which begins in January 2027, and will continue to monitor it closely.

Status: DIED in Committee.

Community Associations Institute (CAI) | www.caionline.org
Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

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

This bill, carried over from 2025, 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. WI LAC anticipates that this legislation could be introduced again next session, which begins in January 2027, and will continue to monitor it closely.

Status: DIED in Committee.

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

This bill, carried over from 2025, requires the Department of Safety and Professional Services conduct an audit of certain townhome developments check for the installation of automatic fire sprinklers. This proposal would have only applied to townhomes with eight or more units and two or more stories, as well as all condominiums with eight or more units and two or more stories. This bill only requires the study to be conducted, and does not require installation.

Status: DIED in Committee.

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

This bill, carried over from 2025, requires 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 grant award for a single parcel of land may not exceed \$50,000, with a total allocation of \$10,000,000 from existing programs to fund these grants. Recipients of a grant must provide the current occupants of the units being converted with the opportunity to purchase a condominium unit.

Status: AB 455 passed House and sent to Senate. AB 455 & SB 481 DIED in Senate Committees.

CAI OPPOSED THE BELOW BILLS

CAI LACs oppose legislation contradictory to [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

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

This bill, carried over from 2025, **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.

Status: AB 449 DIED in Assembly, SB 473 DIED in Committee.

Get Involved in CAI's Wisconsin Advocacy Work through Your Local Chapter!



In addition to strong and effective advocacy work in Madison, CAI's Wisconsin Chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Wisconsin thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open a world of opportunities for professional growth, networking and industry knowledge.

Find your local chapter at <https://www.caionline.org/find-a-chapter/>.


<p>Track WI Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>CAI WI Legislative Resources and Contact Information CAI WI Legislative Action Committee - (888) 224-4321 CAI Wisconsin Chapter- (414) 778-0640 (1)</p>
<p>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. Learn More & Donate Today by Selecting "Wisconsin."</p>	
<p>Register now for CAI's 2026 Congressional Advocacy Summit in Washington D.C. This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy event of the year for the community association housing model, CAI's Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry. Register today!</p>	

Review CAI's Public Policy Positions



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!



www.caionline.org/Ambassadors