

Sen. Cowles: Constituent idea protects the rights of condo owners

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MADISON– Senator Robert Cowles (R-Green Bay) released the following statement after 2021 Senate Bill 561, which he authored with Representative Joel Kitchens (R-Sturgeon Bay), was signed into law today as 2021 Wisconsin Act 166:

*“While many unit owners and condominium associations have strong and mutually-beneficial relationships, unfortunately some of these relationships have soured, leading to frustration, mistrust, and even hardship for unit owners. Senate Bill 561 establishes the right of condo owners to access records about the financial standing of their condo association – an organization which they fund. **By providing this ability, we can help to resolve disputes before they arise by providing more accountability and transparency in association decisions and ensuring that Wisconsin condo owners have their basic property rights protected.** I want to thank my co-author on 2021 Act 166 and 2019 Act 168, Representative Kitchens, for his continued partnership on this issue.”*

[2021 Wisconsin Act 166](#) requires that condominium associations disclose financial records and certain other records to unit owners upon request and sets policies and procedures for maintaining and providing these documents. A majority of unit owners may also request an audit of the condominium association. This legislation was introduced after learning of the troubles of some residents in Northeast Wisconsin were having with their condo association and builds on the success of [2019 Wisconsin Act 168](#) which established a dispute resolution process between condominium associations and unit owners to help prevent the need for civil litigation by requiring all parties to participate in a direct negotiation conference prior to litigation.