



LEGISLATIVE REPORT 2026

# Advocacy *Wrap-up*

## LEGISLATIVE WINS DELIVERED

REALTOR® Party results for property rights, housing supply and your business in 2026.



**10+** PRIORITY BILLS  
SIGNED INTO LAW



SCAN TO  
LEARN MORE



# REALTOR® PARTY WINS

# BUILDING MORE HOUSING

Several bills signed into law this session advance supply-side solutions aimed at increasing housing, reducing barriers to development and expanding attainable homeownership across Wisconsin.

**140,000**  
**NEW HOMES BY 2030**  
 JUST TO MEET DEMAND



**ACT 235**

## SUPPLY-SIDE SOLUTIONS

### RESIDENTIAL TIDS

Gives communities the option to create residential tax incremental districts (TIDs) specifically for residential development. Expands the use of tax incremental financing tools for local governments to support entry-level, owner-occupied, single- and two-family homes by helping fund critical infrastructure such as roads, sewers and utilities.

**ACT 237**

### WHEDA LOAN MODIFICATIONS

Improves loan programs offered by the Wisconsin Housing and Economic Development Authority (WHEDA) by removing barriers and increasing financing flexibility for housing developments. The result is a stronger toolkit to support workforce housing, expand supply and help more projects move forward. These changes will encourage the use of these loans ahead of the January 1, 2031, deadline, when the funds must be returned to the state.

**ACT 173**

### “TRUTH IN PLANNING”

Helps communities align local zoning with comprehensive plans, aiming to reduce development delays and lower housing costs by increasing predictability.

**ACT 120**

### NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)

Expands local tools to support housing and neighborhood revitalization by allowing more flexibility in how improvement districts are used, including the ability to fund residential infrastructure via special assessments, while ensuring property owners are informed and educated.

**ACT 68**

### PLAT REVIEW

Reforms the plat review process by requiring local governments to offer nonbinding pre-submission reviews and creating clearer expectations for subdivision approvals. These changes improve transparency, consistency and predictability across the state, helping reduce delays and keep housing projects on track.

# REALTOR® PARTY WINS DEFENDING WHAT MATTERS

Some victories are signed into law. Others are measured by what we protect, improve or prevent. Together, these efforts support the profession, protect property rights and keep homeownership within reach.

**ACT 69** **ENHANCING TRANSPARENCY IN REAL ESTATE PRACTICE**  
Bolsters consumer transparency in marketing listed property, disclosure of tech-enhanced advertising and eliminates firm-to-firm compensation; positioning Wisconsin as a national leader in real estate practice standards. **Effective January 1, 2027.**

**ACT 108** **MLS TAX EXEMPTION**  
Ensures multiple listing service (MLS) subscriptions remain exempt from Wisconsin sales tax, protecting a tool that REALTORS® use in their business every day.

**ACT 32** **PROTECTING PROPERTY OWNERS**  
Prevents property owners from being unfairly burdened by recorded contracts or agreements that do not improve or develop their property.



## STRENGTHENING THE PROFESSION & PROTECTING PROPERTY RIGHTS

**ACT 239** **WORKFORCE HOME LOAN PROGRAM**  
Creates a new WHEDA loan program to help first-time homebuyers and working families bridge affordability gaps and move closer to homeownership.

**ACT 238** **HISTORIC REHABILITATION TAX CREDIT**  
Makes it easier to restore and reinvest in older commercial and residential buildings, helping revitalize downtowns, preserve historic properties and support new housing opportunities.

**SJR 116** **PROTECTING TAXPAYERS**  
Advances a proposed constitutional amendment to prohibit the use of the governor’s partial veto to create or increase a tax or fee. For homeowners and property taxpayers, this reinforces protections against these increases and improves transparency in how tax policy is created. **This constitutional question will appear on election ballots across Wisconsin in November 2026.**



**STILL IN FOCUS**  
2025 AB 202 | **KOBLE SOLUTION**  
— **VETOED** —

Addresses the legal uncertainty created by the *Koble* decision by providing certainty for landlords while maintaining protections for tenants. While vetoed due to policy and political complexity, this issue will remain a REALTOR® Party priority for 2027.

# A LEGACY OF RESULTS

The REALTOR® Party's impact extends well beyond the current session. Today's wins join a legacy of victories that strengthen the profession, support property owners and expand housing opportunities across Wisconsin.

## FEATURED WINS INCLUDE

### SHORT-TERM RENTAL PROTECTIONS

Protected property owners' ability to rent their property as a short-term rental (STR).

### \$525 MILLION INVESTMENT IN SENIOR AND WORKFORCE HOUSING

Expanded financing tools that help communities create housing opportunities and reinvest in neighborhoods.

### RIGHT TO PLACE A PIER

Preserved waterfront property owners' ability to place a pier, a key component of riparian rights in Wisconsin.

### WETLAND REGULATION REFORM

Updated land use rules to better align environmental stewardship with responsible development.

### TWO-YEAR LIABILITY LIMITATION

Created greater certainty for REALTORS® by shortening liability time frames from six to two years.

### FORECLOSURE EQUITY THEFT

Protected property owners from losing home equity through tax foreclosure.

### PREVENTING HARMFUL PROPOSALS

Fought against bills that raise levy limits, restrict property ownership, increase regulatory costs and roll back landlord-tenant laws.

Read more about the legacy of wins here:  
[www.wra.org/legislativereports](http://www.wra.org/legislativereports)



## WHAT IS THE REALTOR® PARTY?

**Not red. Not blue. REALTOR® Party purple.**

Non-partisan advocacy protecting your business, your clients and private property rights at the local, state and federal levels.



“Advocacy turns ideas into policy and stops bad ideas from becoming law. Investing protects your business, your industry and private property rights – or someone else will decide their future for you.”

### Rose Bogosian

WRA REALTORS® Political Action Committee (RPAC) Chair



**ENGAGE.  
INVEST.  
ADVOCATE.**

Scan the QR code to get involved today.