



State of Wisconsin  
2009 - 2010 LEGISLATURE

LRBa0926/1  
TKK:bjk:ph

**ASSEMBLY AMENDMENT 2,  
TO 2009 ASSEMBLY BILL 472**

October 23, 2009 – Offered by Representatives ZEPNICK and YOUNG.

1 At the locations indicated, amend the bill as follows:

2 **1.** Page 3, line 1: after that line insert:

3 “SECTION 1m. 452.137 of the statutes is created to read:

4 **452.137 Brokers and salespersons performing a broker market**  
5 **analysis. (1)** In this section:

6 (a) “Appraisal” has the meaning given in s. 458.01 (1).

7 (b) “Appraisal report” has the meaning given in s. 458.01 (3).

8 (c) “Broker market analysis” has the meaning given in s. 458.01 (5m).

9 (d) “Certified appraiser” has the meaning given in s. 458.01 (7).

10 (e) “Licensed appraiser” has the meaning given in s. 458.01 (11m).

11 **(2)** A broker or salesperson performing a broker market analysis shall disclose  
12 all of the following in writing and shall provide a copy of the written disclosure to the  
13 recipient of the broker market analysis:

1 (a) The broker market analysis is not an appraisal or an appraisal report.

2 (b) The broker market analysis has not been prepared by a certified appraiser  
3 or licensed appraiser.”.

4 **2.** Page 3, line 11: delete lines 11 to 14 and substitute:

5 “458.01 (5m) “Broker market analysis” means an analysis of a property made  
6 by a broker or salesperson licensed under ch. 452, if any of the following apply:

7 (a) The analysis is within the scope of the broker’s or salesperson’s licensure  
8 and is used solely to establish a listing price or to set a purchase price.

9 (b) The analysis is used to establish a value for purposes other than a real estate  
10 transaction or mortgage.”.

11 (END)