

ORDINANCE NO. 2005-38

WHEREAS, Section 703.115, Statutes, authorizes a county to adopt an ordinance requiring the review of condominium instruments before recording, and

WHEREAS, the Land Information Advisory Committee and the Zoning Committee recommend adoption of such an ordinance to reduce the number of errors in condominium documents presented for recording.

THE JEFFERSON COUNTY BOARD OF SUPERVISORS DOES ORDAIN AS FOLLOWS:

Section 1.

(a) The Jefferson County Register of Deeds shall review condominium instruments prior to recording.

(b) The Register of Deeds' review shall be completed within 10 working days after submission of the condominium instrument; if the review is not completed within 10 working days, the condominium instrument is approved for recording.

(c) The Register of Deeds may reject a condominium instrument if it does not comply with the applicable requirements of Wisconsin Statute Sections 703.095, 703.11(2)(a), (c) and (d) and (3), 703.275(5) and 703.28(1m) or if the surveyor's certificate under Section 703.11(4) is not attached to or included in the condominium plat.

(d) The Register of Deeds, or his deputy, shall certify approval in writing, accompanied by his or her signature and title.

(e) The review fee shall be \$50.00.

Section 2. This ordinance shall take effect January 1, 2006.

Fiscal Note: There are approximately twenty condominium filings per year, which would generate about \$1,000 annually. The review will be performed by staff.

Adopted 12/13/05; Published 12/16/05; effective 1/1/06