

1 FROM THE OFFICE OF JOSEPH J. CZARNEZKI, MILWAUKEE COUNTY CLERK

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COUNTY ORDINANCE NO. 08-17

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File No. 08-396

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The County Board of Supervisors of the County of Milwaukee does ordain as follows:

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9 **SECTION 1.** Section 56.285 of the General Ordinances of Milwaukee County is
10 created as follows:

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56.285. Review of condominium instruments by register of deeds prior to recording.

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(1) Review of condominium instruments by the register of deeds or an employee of
15 Milwaukee County designated by the register of deeds shall be required prior to
16 recording.

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(b) Review of condominium instruments under this section shall be completed within
19 10 working days after submission of the condominium instrument to the register of
20 deeds. If the review is not completed within 10 working days, the condominium
21 instrument shall be deemed approved for recording.

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(c) The register of deeds may reject a condominium instrument under this section
24 only if it does not comply with the applicable requirements of Wis. Stat. ss. 703.095,
25 703.11(2)(a), (c) and (d) and (3), 703.275(5) and 703.28(1m) or if the surveyor's
26 certificate under s. 703.11(4) is not attached to or included in the condominium plat.

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(d) The register of deeds, or his or her deputy, shall certify approval for recording
29 under this section in writing, accompanied by his or her signature and title.

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(2) The register of deeds shall charge and collect a fee in the amount of \$100.00 to
32 perform the review required under this section.

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(3) In this section, "condominium instruments" shall mean the declaration, plats and
35 plans of a condominium together with any attached exhibits or schedules, in conformity
36 with the definitions in Wis. Stat. s. 703.02

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(e) Neither the Register of Deeds nor Milwaukee County intends to warrant or
39 guarantee that a condominium instrument approved for recording under this section is
40 free of errors or defects, and neither the Register of Deeds nor Milwaukee County will
41 be liable to any party on account of any such errors or defects.

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SECTION 2. This ordinance shall become effective upon passage and publication or
44 upon December 31, 2008, whichever is later.

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Adopted by the Milwaukee County Board of Supervisors

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December 18, 2008

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