

**TOWN OF SPRINGWATER
WAUSHARA COUNTY**

**MOBILE HOME MONTHLY PARKING FEE
ORDINANCE NO. 2025-2**

SECTION I - TITLE AND PURPOSE

The title of this ordinance is Mobile Home Monthly Parking Fee. Its purpose is to establish a monthly parking fee for nonexempt Mobile Homes that replaces the Personal Property Tax assessments.

SECTION II - AUTHORITY

The Town of Springwater, Waushara County, Wisconsin has specific authority to adopt this Mobile Home Monthly Parking Fee Ordinance under § 66.0435 Wis. Stat.

SECTION III - PARKING FEE

- A. There is hereby imposed on each nonexempt mobile home located in a Mobile Home Park in the Town of Springwater, a monthly parking fee as determined by the Assessor and § 66.0435 Wis Stat.
- B. On January 1 of each year, the assessor shall determine the total fair market value of each mobile home in the Town of Springwater subject to the monthly parking fee.

SECTION IV - COLLECTION OF FEES

- A. It shall be the full and complete responsibility of the mobile home park owner/operator to collect the monthly parking permit fee from the mobile home owner.
- B.
 - 1. Except as provided in paragraph 2, no person, after the effective date of this ordinance, may install, operate, park, or maintain, or cause the construction, installation, operation, or maintenance of any mobile homes in any mobile home park in the Town of Springwater without timely payment of the monthly permit fee as determined under § 66.0435(3)(c) Wis. Stats. The mobile home park owner/operator licensee shall collect and timely pay the fee to the town clerk, pursuant to § 66.0435(3)(c), Wis. Stats.
 - 2. Paragraph 1 does not apply to any mobile home or camping unit that is any of the following:
 - a. An improvement to real property under § 70.03, Wis. Stats.
 - b. A recreational mobile home as defined in § 66.0435(1), Wis. Stats.
 - c. A camping trailer as defined in § 340.01(6m) Wis. Stats.
- C. The mobile home park owner/operator who collects the monthly parking permit fee may deduct, for administrative expenses, 2% of the monthly fees collected prior to payment to the town clerk; a new fee rate and a new valuation shall be established each January and shall continue for that calendar year.
- D. The parking permit fee shall be paid to the clerk of the Town of Springwater on or before the 10th of the month following the month for which such parking permit fee is due.

- E. In addition to the foregoing provisions concerning mobile homes situated in a mobile home park, the same determination shall be made with respect to the monthly permit fee for mobile homes on privately owned property in the Town of Springwater if such mobile homes are not a part of and assessed as part of the real estate, and the owner of such property shall likewise be responsible for the collection of the monthly parking permit fee from the mobile home owner and paying the same into the Town of Springwater on or before the 10th of the month following the month for which such parking permit fee is due.

SECTION V - NOTIFICATION PROVISIONS

Any licensed mobile home park owner/operator of land on which a mobile home park is located in the Town of Springwater shall notify the town clerk and local assessor of mobile homes brought into the Town of Springwater within five (5) days after their arrival, whether they are added to a mobile home park or placed on other privately owned land. The assessor shall then determine its fair market value and notify the clerk of that determination. The clerk shall determine the parking fee as described in Section III-B and notify the home owner of the monthly fee to be collected.

SECTION VI - PENALTIES

Any person, partnership, corporation, or other legal entity that fails to comply with the provisions of this ordinance shall, upon conviction, pay a forfeiture of not less than \$100.00 nor more than \$500.00, plus applicable costs for each violation. Each day a violation exists or continues constitutes a separate offense under this ordinance.

SECTION VII - SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION VIII- EFFECTIVE DATE

This ordinance shall take effect immediately upon publication.

The town clerk shall properly post or publish this ordinance as required under § 60.80, Wis. Stats.

Adopted this 8th day of September, 2025

Ed Hernandez, Chairman

Joshua Baitinger, Supervisor I

Jay Johnson, Supervisor 2

Attest:

Carolann Yeska, Clerk