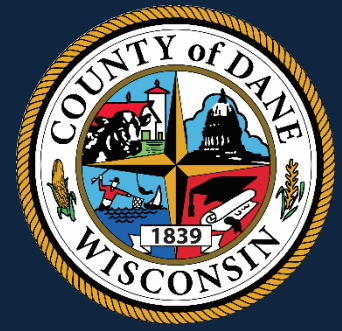


Property Owner Guide | Discover & Denounce Discriminatory Covenants

Version 4.9.25



1. Do you have an unenforceable discriminatory covenant on your property? Look Here:

[Map of discriminatory real estate documents for Dane County](#) OR use the QR Code to the right.



2. If so, and you want to denounce the discriminatory covenant, please visit CloseWithPurpose.org for free assistance from the WI Realtors Association.



OR

Fill out the *Discharge and Release* of Discriminatory Restriction Affecting Real Property* and file it at the Dane County Register of Deeds. Rm 110, 210 Martin Luther King Jr. Blvd., Madison, WI.

[Instructions](#) for the [Blank Form](#) (QR code links below)



*Note: Filing the *Discharge and Release of Discriminatory Restriction Affecting Real Property* form will **NOT** remove the text from the deed, rather, denounce the record using the form on the next page and linked here. Discriminatory covenants are unenforceable. Creating and using documents of this nature is illegal.

The Dane County Register of Deeds **CANNOT** print or fill out this form for property owners.

State of Wisconsin
 Department of Administration
 Division of Legal Services
 DOA-5603 (C03/2025)



Division of Legal Services
 101 E Wilson Street
 Madison, WI 53703
 (608)266-2887

**DISCHARGE AND RELEASE
 OF DISCRIMINATORY RESTRICTION
 AFFECTING REAL PROPERTY**

Pursuant to section 710.25 of the Wisconsin statutes, a restriction, covenant, or condition that prohibits or restricts the ownership, transfer, encumbrance, rental, occupancy, or use of real property in this state on the basis of membership in a protected class, as defined in the Wisconsin statutes, contained in a deed or other instrument affecting real property is void and unenforceable. Pursuant to section 710.25 of the Wisconsin statutes, any owner of real property may record this form to discharge and release such a discriminatory restriction from the owner's real property.

Recording Area _____

Name and return address: _____

Parcel ID Number: _____

DISCHARGE AND RELEASE BY OWNER

I, _____, certify all of the following:

- That I own the following described real property located in _____ County, Wisconsin:

- That the real property is affected by an instrument titled _____ and recorded on _____, in the Office of the _____ County, Wisconsin, in volume _____, at page number _____.

- That the real property is affected by the additional instrument(s) _____

Check box if no additional instruments apply.

County _____

State of Wisconsin
 Department of Administration
 Division of Legal Services
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- That the instrument(s) contains one or more discriminatory restrictions that are void and unenforceable under section 710.25 of the Wisconsin statutes and the Wisconsin and U.S. Constitutions.

- That, pursuant to section 710.25 of the Wisconsin statutes, the discriminatory restrictions are hereby discharged and released from the real property, and the remainder of the instrument(s) continues in full force and effect with respect to the real property and shall be construed as if the discriminatory restrictions are not contained therein.

OWNER'S CERTIFICATION

The undersigned certifies that the information stated in this instrument is true and correct to the best of my knowledge, information, and belief. The undersigned makes this instrument for the purpose of discharging and releasing one or more discriminatory restrictions affecting my real property that are void and unenforceable.

Signed _____

Dated _____

ACKNOWLEDGEMENT

State of _____
 County of _____

This document was signed and affirmed before me on _____, by _____.

Signature of notary _____

(Seal, if any, of notary)

Printed name _____
 My commission expires _____

This instrument was drafted by the Department of Administration, Division of Legal Services.