



A Limited Liability Company

Attorney Mark B. Hazelbaker
Circuit Court Commissioner
Direct Line: 608.662.2300
Direct Email: mh@kasieta.com

June 30, 2022

To: Wisconsin Association of Campground Owners Members

The 2023 MODEL SEASONAL CAMPING AGREEMENT; MODEL RULES; RENEWAL NOTICE LETTER AND NON-RENEWAL LETTER

July is upon us. So, it's time to start addressing seasonal renewals for 2023. Enclosed please find:

1. Revised Model Seasonal Agreement for 2023.
2. New – Model Campground Rules.
3. Letter Offering Renewal Agreement to Campers
4. Non-Renewal Notice

OVERVIEW OF THE MODIFIED AGREEMENT

The 2023 Agreement is a fine-tuning of the 2022 document. A few of the changes worth mentioning:

- Section 3 specifies what constitutes a service animal, and that campgrounds do not charge for them. However, campgrounds can charge for damages they cause.
- Section 4 refers to the State's campground rules requirement limiting any camper to lodging no more than eight months out of 12 on a campsite.
- Section 4 also rephrases section C, the right to remove campers. It still retains the right to remove at pleasure, but is phrased in a way that doesn't sound as drastic.
- Section 6 I. states a prohibition against placing signs other than approved for sale signs or celebration signs (e.g. birthday).
- Section 7 F. now includes a requirement that the Camper sign a contract with the Campground before selling a camping unit on the Campground premises. There is now a WACO Model Sales Agreement.

559 D'Onofrio Drive, Suite 222 Madison, WI 53719-2842
(608) 662-9999 Fax (608) 662-9977
www.kasieta.com

BE CAREFUL WITH TERMINOLOGY

Whether you use this agreement or your own, please remember that campgrounds are places of lodging. You are not a landlord, you are a campground. Your customers are campers or guests, not tenants. The agreement is a contract, not a lease. If you have to get rid of someone, it is a removal or ejection, not an eviction. There is no subletting, just a new contract with another camper. Those words have legal force which will cause problems for you if you aren't careful.

MODEL RULES

There is an amazing variety of campground rules out there. Those I have seen range from one campground with more than 20 pages of rules to others with two pages.

We really have only one rule – behave or we will remove you. But, a little guidance is helpful. No one can seriously believe that our Campers read rules that are more than three or four pages long. And if they do read them, they're usually the kind of people that like to pick things apart.

These rules are written as statements of general expectations. Of course, use them as you see fit. There is some value, though, in campers seeing that the rules are similar wherever they go.

RENEWAL LETTER

This is a simple letter which tells the Camper to sign and return the Agreement by the due date with a first payment.

NON RENEWAL LETTER

This letter provides campers who are not being renewed with notice to remove their units.

RENEWAL RATES

I do not monitor campground rates or communicate among campgrounds about the rates they charge. Nonetheless, I come across rates from time to time. I want to encourage campgrounds to increase rates for 2023 to address the enormous cost increases resulting from the inflation we're experiencing. It may reduce camper frustration if some of the increase is a separate "surcharge" for fuel and other costs which might eventually go down again. We can dream....

I hope you're having a great 2022 season. Call me with any questions or comments.

Sincerely,

KASIETA LEGAL GROUP, LLC



Mark B. Hazelbaker

Enclosure: 2023 Model Agreement