



RANWW

Realtors® Association of
Northwestern Wisconsin

Making Your Membership Work For You

January Newsletter

Mark your calendar

Jan 11

Installation Banquet & Holiday
Social

Jan 30

Making a Difference: Your Voice
in State & Fed. Government

Jan 31

Tax Reduction Strategies-
Bradford Tax Seminar

Feb 7

REALTOR® & Government Day

ADVOCACY

- REALTOR® & Government Day-February 7, 2024
- Housing Bill Package-application process
- Do you invest in RPAC?

MLS

- NWWMLS Photo Policy

PROFESSIONAL GROWTH

- BRADFORD Tax Solutions
- Keep it Professional

UPCOMING EVENTS

- 2024 Installation Banquet & Holiday Social
- Pints & Politics

ASSOCIATION UPDATES

- Habitat for Humanity Women Build
- Tom Larson-WRA's new President & CEO
- Effective January 1, 2024-updated WB Forms
- CE-18 one-hour course schedule & bundle discount

When REALTORS® Come Together, Good Things Happen



Welcome Our Newest Members

Jason Bast

Mississippi Valley Real Estate

Marie Mickelson

Pine Point Estate LLC

Karina Schafer

Tailhook Appraisals

Seth Sundeen

Merchants Bank

Elijah Vlcek

EXP Realty, LLC

Sophia Weller-Collins

Elite Realty Group, LLC



Advocacy



REALTOR® & GOVERNMENT DAY

ONE DAY. ONE VOICE.

February 7, 2024

<< Calling ALL Members >>

Do you want to pay more money for your MLS dues? If you oppose paying more money, then **WE NEED YOU!** Your #1 priority at RGD is the **MLS Exemption Status** to avoid being taxed 5.5% on your MLS dues equaling nearly an additional \$40.

Sign up today for [RGD](#) and the [RANWW bus](#) to Madison.

And...just for registering and riding the bus to Madison, you will be entered into a drawing for

1 of 3 chances to win a quarter of MLS dues (\$165 value)!!

Watch this [30 second VIDEO](#) to learn more about RGD.

2024 Tentative Priorities (subject to change)

- MLS Exemption Status
- Slashing the Transfer Tax
- Striking Discriminatory Covenants
- Deed Restrictions
- Keeping the Property Tax Reduction

**Separate WRA REALTOR® & Government Day and RANWW bus registration required

**Register for
RGD**

**Riding the
Bus**

Last year, the state passed housing bills to rebuild our state's housing inventory.

Now available: the first steps in funding these programs has begun. Learn more about the application process and funding calendar for the **Restore Main Street Loan** and **Vacancy-to-Vitality Loan Program** by clicking [HERE](#).

Next application deadline: May 2024



REALTORS' POLITICAL ACTION COMMITTEE

Thank you to all of our RANWW Members for your 2023 RPAC contributions. With your support, we exceeded our goal of \$50,000 by closing out the year at **\$66,882.01!**

Do you want to learn more about how to invest in RPAC? Wisconsin has two options for investors: [RPAC](#) and the [Direct Giver program](#).

When you invest in RPAC, your money is pooled together and contributed on a nonpartisan basis to candidates who support housing and real estate interests. If you wish to designate which candidate receives your investment, invest in the Direct Giver Program.

To learn more, email Riley at riley@ranww.org.



MLS
recent updates & info

Reminder-NWWMLS Photo Policy

Click [HERE](#) for the manual

1. All listings require at least one photo to be uploaded when the listing is filed with the Multiple Listing Service.

- a. **For residential single family and multi-family units (2-family, 3-family, 4-family), the main/primary photo must be an actual photo of the home's Exterior Elevation** (not a clipart or facsimile image). As used in these Rules and Regulations, **"Exterior Elevation" refers to the straight on view of the home's exterior. The view should capture home features, such as an entry door(s), window(s), yard, porch or deck (if any) and other details visible from the straight-on exterior view of the home.**
- b. Satellite or GIS images are permitted in the MLS; however **satellite or GIS images are not permitted as the primary photo for residential property types.**
- c. **For vacant land** a satellite or GIS image may be the main/primary photo, however **a photo of the actual property must also be submitted to the MLS** to comply with N(1).
- d. Facsimiles and/or floor plans are only allowed for properties yet to be built.

2. Submission of any photo to the MLS constitutes broker's representation that broker has the authority to grant to the MLS a license to use the photo(s) as permitted under these rules and bylaws, including, but not limited to, publishing the photo in the MLS compilations and elsewhere the MLS data is authorized (such as statistical reports, IDX, and syndication). No other use is authorized by the participant. In the event of any litigation relating to the reproduction of the photo by the MLS, the broker agrees to indemnify and hold harmless the MLS.

3. Sellers may expressly direct that photos of their property not appear in the MLS. Such written directions must be signed by the seller and be available to the MLS.



Compliant



Non-Compliant

Click [HERE](#) for more examples of compliant and non-compliant exterior elevation photos. Please call (715-835-0923) or email Ann (ann@ranww.org) with any additional questions.

****MLS Update****

Effective December 1st, 2023, the cooperative compensation field in NWWMLS listing input form will allow NWWMLS subscribers to enter any amount into the Sub-Agency and Buyer-Agency fields, including \$0 (dollar amount) or 0% (percent amount). This update supports an efficient marketplace, by increasing flexibility and transparency for subscribers and their clients.



Tax-Reduction Strategies

Do you want to learn how to save money on your real estate taxes? Bradford and Company is a national tax seminar firm that has been helping real estate members save money on their taxes for over 40 years. Join RANWW for a **FREE** Zoom training with Bradford Tax Solution instructor, Maine Shafer, where you will learn more about:

- how to identify over seven new legal deductions to save you \$10,000 or more in 2023 and beyond
- best business practices to optimize tax benefits and understand your elite status as a taxpayer
- simple and safe time-saving techniques for precise tax records that will hold up in an IRS audit

Mark your calendar:
Wednesday, January 31, 2024
1:00pm to 3:30pm

[Register Today](#)



Keep it Professional

Enhance your skills going into 2024.

January is a great time to advance your skills and prepare yourself for the year ahead. **In this mini course**, find out how to make sure your level of professionalism is always in tip-top shape with strategies for property showings, open houses, professional attire and more.

- Format: On Demand - Take the course anytime.
- Instructor: Bonnie Dixon
- Cost: \$15*
- Credit: This course qualifies for 1 hour of GRI On Demand course credit.

[Register Here](#)

Complete this course during the month of January & RANWW will reimburse the cost of the course. Submit proof of completion to Whitney at whitney@ranww.org for reimbursement.



Upcoming Events

2024 Installation Banquet
&
Holiday Social



River Prairie Center | Altoona, WI
Thursday, January 11, 2024
Cocktails 5:30-6:00pm

Dinner 6:00pm:
Installation & Awards 6:30pm
Holiday Social 8:00-10:00pm with DJ entertainment including Music Bingo (cell phone needed)

**Registration is CLOSED.
Contact Kim (kim@ranww.org) or Whitney (whitney@ranww.org) if you missed the deadline.

Thank you to our 2024 Installation Banquet Sponsors:



CHAMBER Business Advocacy

PINTS & POLITICS

MAKING A DIFFERENCE:
Your Voice in State and Federal Government
Tuesday, January 30, 2024 | 3:30 p.m. - 5:30 p.m.



Join us for the latest edition of our "Making a Difference: Your Voice in Government" series to help you understand how government works, what decisions are made at what level, and how to be effective when you want to weigh in on an issue that's important to you. This informative session will concentrate on the state and federal government, including information on what positions will be on the fall general election ballot. Find out what decisions get made in Madison and

Washington, and what they mean to you.

Details:

Tuesday, January 30, 2024 | 3:30-5:30pm
Eau Claire Area Chamber of Commerce
101 N Farwell St, Suite 101
Eau Claire, WI

[Register Today>>](#)



Association Updates

RANWW

- RANWW Foundation recently approved a \$2,500 donation towards the Chippewa Valley Habitat for Humanity Women Build project in Menomonie, WI. Watch in upcoming newsletters for Women Build volunteer days. Visit the CVH4H website to [learn more and register](#) as a volunteer.

WRA

- Please welcome Tom Larson, WRA's new President and CEO - [Message from the CEO](#)
- Statewide Professional Standards Enforcement Program-New Citation Policy; effective January 1, 2024. [Learn More](#)
- Effective January 1, 2024: updated WB Forms-to learn more, watch the [2024 WB Forms Update with Jennifer and Wendy](#) video
- It's time to bundle up! Get the bundle that includes all 18 one-hour courses and save 20% on CE. [Learn More](#)

[WRA Member Benefits](#)

[NAR Member Benefits](#)

**Stay Up to Date with the State and National
REALTOR® News**

[WRA Website](#)

[NAR Website](#)

WRA



January
Magazine



RANWW Officers

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Top Notch Support is Just a Phone Call Away

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