



# RANWW

Realtors® Association of Northwestern Wisconsin  
Northwestern Wisconsin Multiple Listing Service, Inc  
Realtors® Association of Northwestern Wisconsin Foundation

*"We are the trusted voice in Real Estate united in providing value to the members and communities we serve."*

# UPDATES

## NEWS & CURRENT EVENTS

### JANUARY 2022

# START THE YEAR WITH A CLEAN SLATE & HIGH HOPES



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# RANWW

Realtors® Association of  
Northwestern Wisconsin

## RANWW Officers

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**Julie Flor - President– Elect**  
715-790-0564  
[julie@sixlakesrealty.com](mailto:julie@sixlakesrealty.com)

**Todd Schwartz - Treasurer**  
715-790-0564  
[todd@cv-re.com](mailto:todd@cv-re.com)

**Deb Hanson - Imm. Past  
President**  
715-559-2231  
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## RANWW Directors

Mary Jo Bowe	715-456-2014
Judy Nichols	715-821-4765
Martin Tauger	715-770-9181
Ben Rivard	715-205-1519
John Flor	715-924-4806
Martha DeLong	715-790-5468
Vic Sacco	715-645-0832
Shannyn Pinkert	715-379-3574
John Sobota	715-505-8888
Amber Linhart	715-579-8351
Bryan Renton	715-835-6865

# December 2021 Commercial Market Insights

Surprisingly, the commercial real estate market will close out on 2021 with a bang thanks to growing demand in commercial sectors. In fact, thanks to investment acquisitions, the year is poised to surpass pre-pandemic levels. This strong foundation of recovery puts the commercial market on pace for sustained demand for the commercial and investor sectors in 2022. 142.5 million square feet of office space has been shed, however, with more workers expected to return to in-person or hybrid work environments, the office market will continue to increase!



The purpose of this publication is to inform Members of events, issues and accomplishments pertaining to the REALTORS® Association of Northwestern Wisconsin.

If you would like to submit information, ideas or articles to this publication please contact **Luisa** at: [luisa@ranww.org](mailto:luisa@ranww.org)

2nd season  
Now Available!!



# WELCOME NEW MEMBERS:

Alex Cripe  
*Woods and Water Realty*

Benjamin Tilberg  
*Pifer's Auction & Realty*

Brad Bemowski  
*Keller Williams Realty  
Diversified*

Brandon Balts  
*Woods & Water Realty*

Brad Bemowski  
*Keller Williams Realty  
Diversified*

Derek Banka  
*Donnellan Real Estate*

Devon Caneff  
*eXp Realty*

Jared Geisert  
*Coldwell Banker Brenizer*

Jennifer Brosso  
*Trillium Commercial Realty*

Renee Clanin  
*Lakeplace.com ~ Birchwood*

Sean Svee  
*Re/Max Affiliates*

Shalk Burger  
*Coldwell Banker Brenizer*



# Thanks

to the generosity of our  
RANWW members, the  
Board raised over  
\$15,000.00 for the  
RANWW Foundation  
during the 2022 dues  
renewal!





*Several spots left!!*

# FLANNEL AND FROST

*RANWW Holiday Party!*

food & drinks | camaraderie | axe throwing

January 13th, 2022 (Thursday) • 6-9 PM

 **Wisco's in Eau Claire:**

**(1920 S Hastings Way, Eau Claire, WI 54701)**

**\$20.00 PER PERSON**

**VIDEO INVITE  
HERE!!!**



**CLICK HERE to REGISTER!!!**





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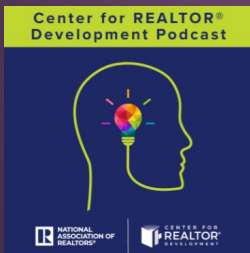
*Education Corner*

# NAR's Center for REALTOR® Development Podcast



Monica Neubauer  
Podcast Host

2021 AVA Digital Awards Gold Winner



**CLICK HERE**  
*to listen*

*Click here* for Designations  
and Certifications Courses



# Code of Ethics

**REALTOR®** members must complete two and a half (2.5) hours of ethics training, meeting specific learning objectives and criteria, within three (3) year cycles. Mandatory ethics training for REALTOR members was first established by the NAR Board of Directors at the 1999 Annual Convention and it includes the following objectives:

- \* Heighten awareness of the key tenets of the Code of Ethics
- \* Appreciation for the role the Code can and should play in professional lives
- \* Enhances professionalism and competency
- \* Encourages REALTOR® to view their Code of Ethics as a living, viable guide in their daily dealings with clients, customers, and the public.

There are two new online ethics training options offered by the National Association of REALTORS to satisfy your training obligation. The first, is a CE course that qualifies for continuing education credit in numerous states ([click here for a list of the approved states](#)). The second, is a new interactive, customizable, non-CE course.

For more information of REALTOR® Code of Ethics Training: <https://www.realtor.org/code-of-ethics/training>



CLICK HERE FOR  
ONLINE LEARNINGS



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REALTORS® Association of  
Northwestern Wisconsin



# Member Safety

# Report

National Association  
of REALTORS®



[Click here](#)

TO DOWNLOAD

&

READ!



NATIONAL  
ASSOCIATION OF  
REALTORS®



**RANWW**

Northwestern Wisconsin  
Multiple Listing Service, Inc.

Hey

Y O U

Just a friendly reminder  
of our Photo Policy:

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). (See MLS policies & Definitions for further definition of acceptable images.)

b. Satellite or GIS images are permitted in the MLS but 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.

**Incomplete/Inaccurate/Late Listing Entry:** Complete, accurate listing information as described in Section 1.2 (including submission of photos as described in Section 1.2(N)) not uploaded within the required 3-day reporting rule...

*go to next page to continue reading...*





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Northwestern Wisconsin  
Multiple Listing Service, Inc



...shall receive an automatic fine accompanied by a letter with a chance to appeal to the NWWMLS BODs.

1st offense: \$100.00

2nd offense: \$250.00

3rd offense: \$500.00

**Note 1:** Listings entered for comp purposes must follow the above Incomplete/Inaccurate/Late Listing Entry submission requirements. If the listing is incomplete/inaccurate per the above requirements, fee structure as defined above WILL APPLY.

## For your reference:

Exterior Elevation Examples:

[Click Here](#)

Photo Policy Video:

[Click Here](#)

Please be sure to review all these great informational guides and remember the photo policy is an automatic fine.



**RANWW**

Foundation



**WISCONSIN REALTORS®**  
FOUNDATION INC.



## **Stanley Tornado disaster relief**

RANWW Foundation partnered with the WRA Foundation to help victims of the Stanley Tornado. As of January 4th, 2022, we have supported affected families with emergency housing assistance and/or mortgage payment assistance.



## **2022 Elections: Four Factors that Matter**

Joe Murray

In February 2021, political analyst Charlie Cook wrote a piece for the *National Journal* titled “The four factors that matter in predicting 2022.” The four factors included political history, exposure, environment and circumstances. Cook predicts these four factors will have significant influence over next year’s national elections.

The November 2022 midterm elections are 13 months away, and that’s an eternity in politics. Many things could happen to influence the elections in Wisconsin. For example, President Joe Biden and the Democratic Congress are locked in a fight with Republicans over taxes and spending, immigration, election integrity and COVID-19 pandemic issues. In Wisconsin, Democratic Gov. Tony Evers remains at odds with legislative Republicans over a variety of issues that include school funding, social justice reform and the state response to the coronavirus pandemic. Both national and state issues will influence voters in Wisconsin.





# CAL<sup>u</sup>LEND<sup>o</sup>AR<sup>d</sup>!

## JANUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

- 5th - NWWMLS Board Meeting
- 13th - [RANWW Holiday Party](#)
- 18th - New Member Orientation (NMO)
- 26th - RANWW Board Meeting
- 27th to 28th - WRA Board Meeting

## FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

- 9th - [R&G Day](#)  
(Details on the next page—pg. 13!)
- 15th - Nominating Committee meeting



# RPAC REPORT

## *Legislative Updates*

### REALTOR® & Government Day

Join us for this year's RGD program, which will be held in person in Madison, WI, on Wednesday February 9th 2022.

REALTOR® & Government Day makes a significant impact with legislators and their staff as they hear firsthand how the legislation they adopt affects their constituents in their districts.

Registration is open for this year's event. I hope you will be able to spend the day with us! With the workforce housing and broadband being the top issues moving forward, the more voices our legislatures hear, the better.



Click this



FOR THE VIDEO  
INVITE!

Contact [Bruce King](#) to register! It's free! And It's IMPORTANT!!

[CLICK HERE](#) for details!

[CLICK HERE](#) for schedule coming from Eau Claire!