



# RANWW

Realtors® Association of  
Northwestern Wisconsin

Making Your Membership Work For You

## March Newsletter

### Mark your calendar

#### **March 29**

RANWW/NWWMLS Office  
Closed at Noon-Good Friday

#### **April 4**

Habitat for Humanity Women's  
Build-Menomonie

#### **April 11**

Broker Brews-Eau Claire

#### **April 12**

Broker Breakfast-Rice Lake

#### **April 18**

RPAC Bowling Event

### ADVOCACY

- Brokers Brews & Breakfast
- Currently going on in Madison
- Do you invest in RPAC?
- Upcoming opportunities to join the conversation

### PROFESSIONAL GROWTH

- FREE ABR® Course
- CE Virtual Learning Dates

### MLS

- ShowingTime SMS Notification Opt-In
- NWWMLS Policy & Procedure Reminder

### UPCOMING EVENTS

- Women's Build volunteer opportunity
- RPAC Bowling Night

### SAVE THE DATE

- 2024 RANWW Calendar

### AFFILIATE CONNECTION

- Wisconsin Business Leader AI Mastermind Workshop

### LEGAL UPDATE

- Antitrust Lawsuit Updates

When REALTORS® Come Together, Good Things Happen



**Advocacy**



## BREWS or BREAKFAST

### Calling all BROKERS

Join us for an afternoon or morning of networking and learning at Brokers Brews or Breakfast! Whether you prefer happy hour vibes in Eau Claire or starting your day off with a breakfast spread, we've got you covered with TWO exciting events.

Both events will feature Joe Murray, WRA Director of Political and Government Affairs, providing updates on current issues and facilitating an open dialogue. Don't miss out on this opportunity to connect, learn, and fuel up for success! RSVP now to secure your spot.

#### Broker Brews in Eau Claire

**Date:** April 11

**Time:** 4:00 PM - 5:30 PM

**Location:** RANWW Conference Room, Eau Claire

Indulge in refreshing brews and snacks while mingling with fellow brokers!

#### Broker Breakfast in Rice Lake

**Date:** April 12

**Time:** 9:00 AM - 10:30 AM

**Location:** Johnson Financial Group, Rice Lake

Experience a delicious breakfast spread (no, it's not just Danishes this time!) while engaging in insightful discussions.

Broker Brews: Eau  
Claire

Broker Breakfast: Rice  
Lake

**Currently going on in Madison:** the 20223-2024 state legislative session has ended. The highlights are listed below. You can get the full report and learn more by reading the *summary of bills passed*.

- Ready for the Governor's signature: **Resolving Title Issues on Former Lake Bed/Riverway** (SB 541/AB 579), **Discriminatory Covenants and Deed Restrictions** (SB 439/AB 444), **Real Estate Practice** (SB870/AB 918), **Close the Foreclosure Equity Theft Loophole** (SB 918/AB 969), and **Sales Tax Exemption for Multiple Listing Services** (SB 351/AB 353).
- Signed into law: **Wisconsin state budget** (2023 Wis Act 19), **Local government funding – shared revenue** (2023 Wis. Act 12), **Residential development infrastructure loan program** (2023 Wis. Act 14), **Main Street housing rehabilitation loan program** (2023

[Read the Summary of Bills Passed](#)

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**Do you invest in RPAC?** 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](#).

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**CITY OF**  
**EAU**  
**CLAIRE**

## Upcoming opportunities to join the conversation

**District Discussions** with City Council President Emily & City Manager Stephanie

Those who live in the areas listed below are highly encouraged to attend.

At each District Discussion they'll:

- Share citywide and neighborhood-specific updates on topics such as zoning, development, street repair, public safety, parks, and more.
- Ask for your opinion through a resident survey.
- Try to answer any question you can think of...see if you can stump them!
- Share how residents can join an existing neighborhood association or form a new one if their block isn't part of one already.

**March 18** | 6 - 8 p.m. | LE Phillips Senior Center - 1616 Bellinger St.

Central: Eastside Hill, Randall Park, North River Fronts, Third Ward, Downtown

**March 20** | 6 - 8 p.m. | South Middle School Cafeteria - 2115 Mitscher Ave.

South: Putnam Heights, London Road, Oakwood Hills, Memorial, Randy's, Fairfax/South

**April 1** | 6 - 8 p.m. | Delong Middle School Cafeteria - 2000 Vine St.

West: Buffington, Shawtown, Upper Westside, West Ridge, Silvermine, Sherman Creek, Lamplighter/Crestview

**April 18** | 6 - 8 p.m. | North High School Commons - 1801 Piedmont Rd.

North: Airport, Dells Park, North Side Hill, Princeton Valley, Sundet Park, Wells/Riverview, Pinehurst, Abby/Zephyr Hills

[Learn More](#)

**The City of Eau Claire's Plan Commission** is seeking volunteer applicants to serve on the board. The work of the Plan Commission is to make and adopt a master plan for the physical development of the municipality. The Plan Commission may recommend to the City Council programs for public improvements, as contained in the Capital Improvement Plan, and the financing thereof, exercise final review and approval of site development plans and requests for conditional use permits among other duties. For a complete description of duties, additional information and to apply, visit: [EauClaireWI.gov/BCC](http://EauClaireWI.gov/BCC) and click "Plan Commission".



## Professional Growth

> > > **FREE** < < <

### ABR® Course

## BECOME AN ACCREDITED BUYER'S REPRESENTATIVE

Sign up now – a \$295 savings!



Register to Join Virtually

Throughout 2024, NAR is making the popular **Accredited Buyer's Representative (ABR®)** designation course, which is typically \$295, available to REALTORS® for **FREE**.

The ABR® course is the first step toward earning the ABR® designation and focuses on the key information and skills we need today when working with buyers, including how to:

- Walk buyers through written buyer representation agreements.
- Advocate for our clients' best interests throughout the transaction.
- Articulate their value to the buyer-client.
- Work with data to complete insightful market analyses.
- Explain the range of financing options available to clients.
- Stay on top of emerging trends.
- Build relationships that carry beyond the closing.

**REALTOR® CE Courses – deadline Dec 14th, 2024**



# CE ON DEMAND

Watch and read entirely online

For the 2023-24 biennium, the 18 hours of required credits include the completion of 18 one-hour course topics, comprised of 12 mandatory courses and 6 elective courses. Coursework must be completed by December 14, 2024.

## Don't wait. Start your courses today!

Learn More & Get Started Today

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**MLS**

recent updates & info



## Attention:

### ShowingTime SMS Notification Opt-In

Please be aware that this process will begin on **March 26, 2024**

ShowingTime sends important updates about your listing appointments via text message. Recently these messages may not have not always reached you or your clients due to mobile carriers blocking text notifications from ShowingTime.

To ensure they are taking the necessary steps to keep agents informed on listing appointments and activity, ShowingTime will have a new opt-in process to improve their text message notification system.

We wanted to provide some more information around the new feature and steps for opting in, if you so choose:

- When a new mobile number is added to the ShowingTime system, or after 60 days of inactivity for an existing mobile number, ShowingTime will send a message to opt-in to text messages again. It will state: **"You've been added to ShowingTime to receive texts for real estate appointments and messages. To give ShowingTime permission to send you these messages at this number, reply START to confirm or STOP to not receive text messages."**
- Additional messages will be paused until ShowingTime receives confirmation. The prompt will be sent up to three times to ensure proper acknowledgment.
- Once confirmation is received, any messages that were not sent while waiting for the opt-

- in will be delivered.
- If there is no response or if the recipient replies with STOP the mobile number will be marked as **"Do Not Send"** and no further text notifications will be sent to that number.

We recommend downloading the ShowingTime mobile app, a reliable method for receiving ShowingTime notifications to supplement SMS messages. Your clients can also download the Home by ShowingTime app to stay informed throughout their buying or selling journey. Get the full update [HERE](#).

Download the ShowingTime mobile app for real estate professionals.  
[Download for iPhone](#) | [Download for Android](#)

Download the Home by ShowingTime mobile app for buyers and sellers:  
[Download for iPhone](#) | [Download for Android](#)

## NWWMLS Policy & Procedure Reminder

### Social Media Advertising

We have seen an increase in the number of REALTORS® advertising on social media platforms that are not following Wis. Stat. § 452.136; Advertising by licensees or Code of Ethics & Standards of Practice 12-5. Please read through the following and make any necessary changes to your advertising to ensure you are not in violation.

#### [Code of Ethics & Standards of Practice 12-5.](#)

*REALTORS® shall not advertise nor permit any person employed by or affiliated with them to advertise real estate services or listed property in any medium (e.g., electronically, print, radio, television, etc.) without disclosing the name of that REALTOR®'s firm in a reasonable and readily apparent manner either in the advertisement or in electronic advertising via a link to a display with all required disclosures.*

#### [Wis. Stat. § 452.136 Advertising by licensees](#)

**(1) False advertising.** A licensee may not advertise in a manner that is false, deceptive, or misleading.

**(2) Disclosure of name.**

**(a)** Except for advertisements for the rental of real estate owned by the licensee, a licensee shall in all advertising disclose the firm's name exactly as printed on the license of the licensed individual broker or licensed broker business entity or disclose a trade name previously filed by the firm with the department and shall in either case clearly indicate that the firm is a business enterprise and not a private party.

**(b)** Except for advertisements for the rental of real estate owned by the licensee, a licensee associated with a firm shall advertise under the supervision of and in the name of the firm. The firm's name as used in advertising shall be clear and conspicuous. This paragraph does not apply to a licensee engaged in independent practice as provided in s.452.30(6).

**(c)** Notwithstanding pars. (a) and (b), a licensee may advertise the occasional sale of real estate owned by the licensee or may engage in the occasional solicitation of real estate for purchase by the licensee without complying with pars. (a) and (b), provided that the licensee clearly identifies himself, herself, or itself as a real estate licensee in the advertisement.

For more information from Legal Hotline, please visit their [website](#).

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**\*Don't forget to put your MLS invoice number on checks\***

**\*\*Reminder: MLS billing is now quarterly\*\***

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# Upcoming Events



## Women Build

## Volunteer Opportunity

The Menomonie community comes together to support Chippewa Valley Habitat for Humanity (CVH4H) in its ambition to provide affordable homes to two families on Brickyard Road. The twin home that has been erected has had the support of the Menomonie Faith Community and a community of women business owners, leaders, associations, etc.

In honor of women, CVH4H is gathering groups of women who have an interest in giving back to the community and show great passion, leadership and dedication through work at the Women Build site.

At this juncture, CVH4H does not yet know specific activities on the day but will be updating the event page as this information becomes available.

Thursday, April 4, 2024 | 9:00am-4:00pm\*  
1240 Brickyard Rd.  
Menomonie, WI 54751

\*please register on the **RANWW Events Calendar** and complete the **CVH4H Volunteer Registration**

**\*\*15 Volunteers needed for a successful day**

**\*\*\*All volunteers welcome**

[RANWW Events Calendar](#)

[CVH4H Volunteer Registration](#)



## Do you want to become an RPAC Direct Giver? Or just have a fun time bowling?

Thursday April 18th | Rand's Bowling Lanes | Rice Lake, WI

Get your team together for a **FUNdraising** event. In combination with your REALTOR® Action Assessment paid with your annual dues, your event registration will make you eligible to be a DIRECT GIVER with RPAC (must be a member of WRA to be eligible).

### **Bowling**

Bowling will be a 4-5 person teams. Bowlers may choose their own 4-5 person teams or may register as an individual, requesting to play with any other team short of bowlers. Play will consist of 8-pin bowling for 4 games. (8-pin bowling is a variation of bowling where you get a strike if you knock down at least 8 pins on your first roll).

### **Cost**

\$55 per bowler. Includes 4 games of bowling, shoes, bucket of beer split with team and pizza throughout the night. Payment by check can be mailed to: RANWW, 3460 Mall Drive Suite 5A, Eau Claire, WI 54701.

### **Theme**

Come dressed in your best patriotic attire. Prize awarded for best dressed.

### **Registration**

Registration will begin at 5:00p.m. and bowling will start at 5:30 p.m.

### **Prizes**

Awarded for best individual bowler, best team score and best dressed.

### **Food**

Pizza will be served during the evening.

### **Refreshments**

Refreshments will be available throughout the event and each team will receive a bucket of beer. There will also be a signature RPAC SHOT available for purchase with a portion of the proceeds going towards RPAC.



## Networking

Networking, food, beverages and socializing will commence throughout the event. This is a great time for non-bowlers to get together and mingle!

## Sign-up

All bowling and food/beverage fees MUST be paid with your reservation by 4:00 p.m. on Monday, April 15th, 2024.

## Cancellations

All cancellations must be received on or before April 15th for a refund, minus a \$15 surcharge.

\*An RANWW staff member will follow-up on your registration to see if you would like to become a **DIRECT GIVER** (if not your funds will go into the general RPAC fund). If you have questions, please contact riley@ranww.org or call the RANWW office at 715-835-0923.

There will be opportunities during the event to make additional contributions towards RPAC.

I want to BOWL  
>>>



## Save the Date

### April:

- Chippewa Valley Habitat for Humanity Menomonie Women's Build Date: Thursday, April 4
- Broker Brews & Breakfast: April 11 (Eau Claire) and 12 (Rice Lake)
- RPAC Bowling Night: Thursday, April 18, Rice Lake

### June:

- RANWW Annual Meeting: Wednesday, June 26 (location & time TBD)
- Express Baseball Game with Chippewa Valley Home Builders Association: Thursday, June 27, 2024 (5:30pm)

### August:

- RANWW Annual Golf Outing: Thursday, August 22, 2024 (registration opens May 1, 2024)

### October

- RANWW CARES: Community Table: Wednesday, October 9, 2024

### December

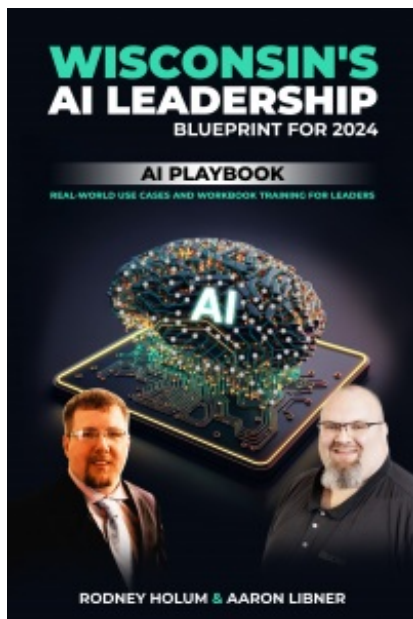
- REALTOR® Ring Day: Friday, December 6, 2024 (multiple locations & times)



## Affiliate Connection

Wisconsin Business Leader

# AI Mastermind Workshop



Attendee's will receive a copy of our book "Wisconsin AI Leadership Blueprint for 2024: AI Playbook Real-World Use Cases and Workbook Training for Leaders"

Join us each month at the Business Leader AI Mastermind Workshop, an exclusive event designed for business leaders eager to harness the power of artificial intelligence in their organizations. This workshop is more than just a learning session; it's a hands-on experience that will transform the way you think about and use AI.

**Who:** Business Leaders who want to gain real world experience on how AI can help them today.

**Cost:** No Cost (Bring your Laptop and a Subscription to ChatGPT Plus would be useful but not needed)

>>[Get upcoming workshops & register](#)



## Legal Update

### WRA Legal Update

Did you miss WRA's Legal Update Live covering the **Antitrust Lawsuits Updates**? Click [HERE](#) to get the 30 minutes recording. There are also additional resources available for members to learn more.

[WRA Antitrust Resources](#)

[Downloadable Consumer Brochures](#)



## Association Updates

- RANWW/NWWMLS Office will be closed at Noon Friday, March 29 for Good Friday.

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## WRA

- **Consumer Explanatory Brochures** now available in [Spanish](#)
- It's zipForm renewal time: The renewal process is easy to follow when you're in the program. If you need more information about the renewal process and Transactions (zipForm Edition), click [HERE](#).
- WRA has launched an initiative with the Wisconsin Builders Association and Wisconsin League of Municipalities titled **More Housing Wisconsin** to help communities develop housing solutions. Check out the [website](#) to learn more and read the [press release](#).

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## NAR

- NAR and the National Association of Home Builders (NAHB) have joined forces to provide real estate agents and builders with free resources to help sell eco-friendly properties effectively. [Professional Resources - Home Performance Counts](#)

WRA Member  
Benefits

NAR Member  
Benefits

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

[WRA Website](#)

[NAR Website](#)

WRA



March  
Magazine



**Top Notch Support is Just a Phone Call Away**  
RANWW Office: (715) 835-0923



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