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The GAD Report

MAY IS HERE, SO IS POLITICAL SEASON

Welcome to May.

Although the weather may not be cooperating, it really is May. We made it thru the spring election, with new faces beginning their terms in office to serve their local constituents. Still, one incident that involves a school board President and an individual from another state remains fresh in my mind.

My mother served as a township clerk for 26 years, which means she was elected to 13 two-year terms. In that time, she received complaints that the town was spending too much money. I have been elected to two school boards, my hometown of Durand in the mid-1980s and the Eau Claire school board in the mid-1990s. A recent threat directed via e-mail toward the President of the Eau Claire school board and his family with the promise of bodily harm that required a heavy police presence at that evening's school board meeting is, in a word: Disgusting. If your opinion does not match that of the person that was elected to serve, that is your right. Threatening that person and their family with injury or worse, is not. Local offices are vital to the success of a community. It's hard enough to get people to run for any office without the specter of a disgruntled citizen making threats of violence, not to mention a citizen from *another state*. As a community, and a society, we are better than that.

Which brings us to RPAC. In order to support candidates and incumbents, there needs to be enough financial resources available to help them. There are 30 open legislative seats and the 3rd Congressional district seat open this fall. Candidates for those offices in our jurisdiction will be interviewed by WRA and members of our Association this summer. *You will never be asked to support anyone that does not support your industry or the rights of private property owners.*

To have a meaningful dialogue with our elected representatives, we need to support them. How? Through the three principals of the REALTOR® Party: Vote, Act, Invest. First, vote for REALTOR® champions at all levels of governance. Next, act by attending REALTOR® & Government Day every year and last, invest in Direct Giver.

Direct Giver is a minimum investment of \$100 up to \$1000 that goes to support local, state, and federal candidates that support your industry. It does not buy votes. If a politician can be bought for \$100, we need to have a different conversation with them. Your investment in Direct Giver can go to the candidate(s) of your choosing. By supporting REALTOR® champions, you are supporting your industry and assuring that decisions regarding housing and land use will have a REALTOR®, GAD or lobbyist at the table.

In...The Chair.

Please make your Direct Giver investment using WRAs secure website:

<https://secure.wra.org/donate>

This edition of the GAD Report will encourage you to participate in RPAC and learn about recent successes!

Also, RANWW REALTORS® will be running for open seats in the state Senate this fall. Find out who they are on Page 2.



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SPECIAL POINTS OF INTEREST

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- Candidate Interviews
- Capitol Insights
- Sonnentag Begins
- Special Section: Legislative Successes

TWO RANWW REALTORS® ANNOUNCE FOR OPEN STATE SENATE SEATS IN NOVEMBER

There are currently 30 open legislative and one open Congressional seat for the November 8th election, including two of our three state Senate seats.

Current Senator Janet Bewley announced this winter that she will not seek re-election this fall. Former state Representative and REALTOR® Romaine Quinn has filed to run for the open Senate seat.

On March 10th, central Wisconsin Senator Jerry Petrowski announced that he would not seek

re-election. Petrowski started in the Assembly in 1998 and was elected to the Senate in 2012.

The central Wisconsin district has attracted two candidates, Brent Jacobson from Mosinee and REALTOR® Jon Kaiser of Ladysmith. Kaiser filed his papers with the state on March 28th. Both candidates will meet in an August 9th primary.

The 29th Senate covers Rusk and parts of Sawyer counties in the Association's jurisdiction.

“Just Because You Do Not Take An Interest In Politics, Doesn't Mean That Politics Won't Take An Interest In You.” —Pericles (430 B.C)

The 2022 fall election on November 8th will feature all the state's constitutional offices as well as all eight members of the House of Representatives, including the 3rd CD which will have an open seat for the first time since 1997. Ron Johnson's U.S. Senate seat will also be up.

In Wisconsin, there are 30 open seats in the state Legislature, including the 68th Assembly district where Representative Jesse James is running for the open 23rd Senate seat with the retirement of Kathy Bernier. The 74th Assembly seat in far northern Wisconsin is being vacated by Representative Beth Myers, the 25th Senate will be open and REALTOR® Romaine Quinn is running there. The 29th Senate is also open with Jon Kaiser announcing a bid for state Senate.

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PRESIDENT BIDEN'S 2023 BUDGET TARGETS MORE AFFORDABLE HOUSING

President Joe Biden requested historic funding for housing supply in his federal budget proposal for the fiscal year that begins Oct. 1, 2022. The proposal was released Monday.

A requested 34% increase over last year for the Department of Housing and Urban Development includes \$50 billion in grants and loans to increase the supply of affordable housing. This amount includes \$32 billion for the Housing Choice Voucher Program and nearly \$2 billion for the HOME Investment Partnership to create more affordable homeownership opportunities.

“This unprecedented investment demonstrates how seriously the White House views the supply crisis,” says Shannon McGahn, NAR's chief advocacy officer. “We worked with the administration and Congress over the past year on comprehensive policy proposals, and now a consensus is growing across Washington that decisive action is needed.”

In 2021, NAR commissioned a landmark report on housing supply, which confirmed a shortage of nearly 6 million residential housing units nationwide. “NAR's report became the center of conversation on housing supply, and our policy recommendations are showing up in proposed legislation in Washington and around the country,” McGahn says.

To close the supply gap, NAR supports new funding for affordable housing construction, preserving and expanding tax incentives to renovate distressed properties, converting unused commercial space to residential, and encouraging and incentivizing zoning reform.

The proposal now moves to the Congress.



A well-managed HOA can be a blessing, and a poorly managed HOA can be a curse. State Rep. Rob Brooks (R-Saukville) joins the WRA's Tom Larson to discuss Brooks' commonsense legislation to provide needed regulation to current and future HOAs in Wisconsin. Find out more here:

<https://youtu.be/4clcQ3z8vuM>

WISCONSIN HELP FOR HOMEOWNERS

The Wisconsin Department of Revenue has information on a new housing program to assist qualified homeowners with costs associated with COVID-19. Please share with the homeowners in your community.

The pandemic has financially impacted thousands of Wisconsin families and funds are available for qualified homeowners.

Wisconsin Help for Homeowners (WHH) is a new statewide program that can help with overdue bills like mortgage payments, property taxes, and utilities. The program is available to Wisconsin homeowners with overdue housing-related bills, both with and without a mortgage, who meet income and other eligibility requirements, and have experienced a qualified economic hardship since January 21, 2020.

This \$92 million federally funded program provides a maximum of \$40,000 in assistance for eligible households. You are eligible if you are a Wisconsin homeowner living in a single-family home, duplex, condo or a factory-built home, have been financially impacted since January 21, 2020 and your family household income is at or below 100% of the county median.

To apply: <https://portal.neighborlysoftware.com/HAF-WISCONSINDOA/participant>

RPAC AND YOU

Did you know that you can make your RPAC investment securely online using your Visa, Mastercard and now American Express card? And, you can set up monthly payments!

Go to <https://www.wra.org/dgcontribution/>

If REALTORS® do not speak out, get involved and help shape the discussion, someone else will.

Nobody knows a community better than a REALTOR®. You are on the front line as defenders of real estate issues.

Investing in RPAC assures you a seat at the table when critical decisions are made for homeowners and private property owners.

Supporting vetted candidates and incumbents at all levels of elective governance is part of what RPAC is about.

Now more than ever, we need your financial investment in RPAC thru the Large Donor Council or Direct Giver.



WITH THE END OF THE LEGISLATIVE SESSION, THESE ARE THE BILLS THAT PASSED. THESE ARE WRA PRIORITY BILLS, MANY OF WHICH PASSED ON VOICE VOTES WITH BI-PARTISAN SUPPORT

SIGNED INTO LAW

40-year Access Easements (2021 Wis. Act 174)

Protects the freedom to contract and preserve private easements by allowing recorded private access easements recorded on or after January 1, 1960, to run in perpetuity, while also allowing access easements recorded before that date to run in perpetuity if certain events occur, such as re-recording or proof of physical evidence that the easement is being used.

Homeowners Associations (2021 Wis. Act 199)

Creates transparency for Wisconsin homeowners associations (HOAs). Residents living in or purchasing properties within an HOA will now have access to the rules and regulations impacting the property. HOAs can regulate the use of and have a great impact on property owners' rights.

Disclosure Reports (2021 Wis. Act 96)

Offers practical modifications to Ch. 709 and provides clarity to various parts of the seller disclosure law, including the return of earnest money after exercising the right to rescind, any seller condition report with strike-throughs and responses to questions left unanswered is deemed incomplete, revising the disclosure about private not public rights of way, and adding FIRPTA as a new question.

Maintenance and Repair of Private Roads (2021 Wis. Act 99)

Creates a statutory framework to define the responsibility of a property owner in the event there is not a repair and maintenance agreement for a private road or street.

36-month Permit Extensions (2021 Wis. Act 80)

Allows municipalities to waive penalties and interest on late installment of property taxes payables in 2021 and allows a 36-month extension of certain permits for ongoing construction projects.

Foreclosure Equity Theft (2021 Wis. Act 216)

Requires counties to pay any net proceeds in any property tax foreclosure sale to the former owner of the property. Under the previous law, if a property owner was unable to pay their property taxes, counties were authorized to seize the property and sell it to pay the property taxes owed, unless the property was the former owner's homestead.

PPP Loans Not Subject to State Tax (2021 Wis. Act)

Among other things, this bill clarifies that Paycheck Protection Program (PPP) loans are not subject to state tax.

Private On-site Wastewater Treatment System (POWTS) (2021 Wis. Act 67)

The private on-site wastewater treatment system replacement or rehabilitation grant program and a septage characterization study.

WHEDA Workforce Housing Rehabilitation Loans (2021 Wis. Act 221)

The legislation increases the supply of Wisconsin's workforce housing built before 1980 by authorizing WHEDA to offer low-interest or no-interest rehabilitation loans to update older housing stock. Homeowners must agree to repay the loan upon sale or title transfer.

Limiting Liability for Appraisers (2021 Wis. Act 194)

Limits the time a person has to start a lawsuit for damages against a licensed or certified real estate appraiser to five years from the date the appraiser submits the appraisal report to the client. Establishing a statute of limitations for appraiser liability is good news for all parties in the transaction and also provides certainty for the individuals currently in or considering the appraisal profession.

Right to Place a Pier on Flowages (2021 Wis. Act 47)

In the 2018 Wisconsin Supreme Court decision *Movrich v. Lobermeier*, the court declared that some waterfront property owners did not have the right to place a pier, including all flowages and man-made bodies of water. Act 47 permanently protects pier rights for all waterfront property owners, including those who live on the 260 flowages throughout Wisconsin.

2021-23 State Budget (2021 Wis. Act 58)

- Property tax relief: \$300 in property tax relief for the typical home.
- Income tax relief: Average family will receive approximately \$900 in income tax relief.
- DSPS technology upgrades to simplify online credentialing: \$5 million to pay for long-overdue upgrades to the Department of Safety and Professional Services (DSPS) information technology platforms.
- Broadband expansion: \$125 million in additional for the Broadband Expansion Grant Program over the next two years.

Home Inspection Reports and "Defects" (2021 Wis. Act 17)

Requires a home inspector to label in the inspection report items identified as a "defect" during the home inspection and to provide a summary page as part of the report. These simple but necessary changes will provide more trust in the home inspection report for all property transactions.

COVID-19 Civil Liability Exemption (2021 Wis. Act 4)

Creates immunity from civil liability for death, injury or other damages due to any act or failure to act resulting in, or related to, a person's exposure to COVID-19 in the performance of the entity's functions or services. This civil immunity protects entities including real estate firms and independent contractors.

HERE'S HOW YOU CAN PARTICIPATE IN THE CANDIDATE SCREENING PROCESS

RANWW and WRA will be conducting candidate interviews for the open 23rd Senate, 25th Senate and 29th Senate districts. All candidate interviews will be via Zoom and will originate at WRA in Madison.

We need about five members to help interview the candidates (you will be given questions in advance from WRA and briefed prior to the first interview).

The interviews will be on Monday, June 27 from 9am to 1pm, with each interview lasting about 25 minutes. If you would be willing to help, please send an email to Bruce King (bruce@ranww.org).



“We in America do not have government by the majority, we have government by the majority who participate” - Thomas Jefferson

\$100 MILLION SONNENTAG CENTER PROJECT BEGINS IN EAU CLAIRE

A groundbreaking was recently held to begin construction of the long awaited John and Carolyn Sonnentag Event Center and Fieldhouse on land the Sonnentag's donated for the project several years ago. Their initial \$10 million donation was increased last year to \$70 million, and combined with student fees and millions from the city and foundations, raised enough to begin the \$100 million project with an anticipated conclusion in time for graduation in 2024.

The center will be more than just a fieldhouse that will replace the aging Zorn Arena. The new arena will seat nearly 5000 people and can be used for more than basketball. The fieldhouse can house other indoor collegiate sports, large events and

concerts. The fieldhouse will have a 100-yard turf field so the Blugolds can practice there.

The facility will have a commons area, fitness center, offices and a Mayo Clinic diagnostic imaging and sports medicine center. The facility received a grant from the Pablo Foundation for a geothermal system to heat and cool the entire facility.

The Pablo Group also announced that they will construct a 128-room SpringHill Suites by Marriott hotel on the far western edge of the complex.

The former County Concrete building was removed to allow construction to begin.

RANWW and WRA have launched our 2022 RPAC campaign.

Three levels of investment...dues billing, Direct Giver and Large Donor Council.

Several ways to pay: personal or LLC check, debit card, Visa, Mastercard or American Express.

Have questions? Contact Bruce (bruce@ranww.org) or Sandy at WRA (sandy@wra.org)

Representatives in the Wisconsin Legislature

29th Assembly
Clint Moses
608-266-7683
Rep.Moses@legis.wisconsin.gov

67th Assembly
Rob Summerfield
608-266-1194
Rep.Summerfield@legis.wisconsin.gov

68th Assembly
Jesse James
608-266-9172
Rep.James@legis.wisconsin.gov

73rd Assembly
Nick Milroy
608-266-0640
Rep.Milroy@legis.wisconsin.gov

74th Assembly
Beth Meyers
608-266-7690
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75th Assembly
Dave Armstrong
608-266-2519
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87th Assembly
James Edming
608-266-7506
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91st Assembly
Jodi Emerson
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92nd Assembly
Treig Pronschinske
608-266-7015
Rep.Pronschinske@legis.wisconsin.gov

93rd Assembly
Warren Petryk
608-266-0660
Rep.Petryk@legis.wisconsin.gov

State Senators

23rd Senate
Kathy Bernier
608-266-7511
Sen.Bernier@legis.wisconsin.gov

25th Senate
Janet Bewley
608-266-3510
Sen.Bewley@legis.wisconsin.gov

31st Senate
Jeff Smith
608-266-8546
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OUR MISSION:

“RANWW/
NWWMLS UNITE
TO ADVOCATE FOR
REAL PROPERTY
RIGHTS, ADVANCE
PROFESSIONALISM
AND CONNECT MEM-
BERS WITH OUR
COMMUNITIES.”

RANWW GOVERNMENT AFFAIRS

The REALTORS® Association of Northwestern Wisconsin is the largest association in terms of area, stretching from Millston, Whitehall and Fountain City to the south all the way to central Bayfield, southern Ashland to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 395 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitors issues at the state and national level that will have a direct or indirect impact on housing and the industry, as well as legislation that can affect the consumer. Your Government Affairs Director works with members and affiliates to raise investment dollars for RPAC that help to support elected officials that support your business. RANWW is one of only three REALTOR® Association’s in Wisconsin that have their own PAC, which was started 42 years ago to support candidates at the local and state level. We maintain a Facebook page, called “The GADabouts”, that aims to keep you up to date on political issues that will affect your business. Your GAD also produces a periodic government affairs program posted on our YouTube channel, RANWWTV. And be watching for a podcast coming soon.

**Bruce King, C2EX, AHWD,
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COMMITMENT TO EXCELLENCE

**Enhance your skills.
Empower your future.**

