



RANWW

Realtors® Association of
Northwestern Wisconsin

Making Your Membership Work For You

August Newsletter

Mark your calendar

August 7

Legal Update Live

August 8

Virtual Speaker-Barb Betts

August 22

RANWW Annual Golf Outing

September 2

RANWW/NWWMLS Office Closed-
Labor Day

September

REALTOR® Safety Month

2025 RANWW BOD

- BOD Results

LEGAL UPDATE

- Legal Update Live
- WRA Updates
- RANWW Updates

MLS

- Adapting to the Changing Real Estate Landscape

ADVOCACY

- WI Partisan Primary Election: August 13
- Do you invest in RPAC?

PROFESSIONAL GROWTH

- CE - Have you started?

UPCOMING EVENTS

- RANWW Golf Outing
- September: REALTOR® Safety Month
- Broker Roundtables
- First Annual ATV/SXS Ride
- Mark your calendars!

ASSOCIATION UPDATES

- 2025 Annual Dues Renewal

When REALTORS® Come Together, Good Things Happen



Welcome Our Newest Members

Rachael Bien

Donnellan Real Estate

Brenna Hoberg

CrossCountry Mortgage

Dakota Bozek – Robinson

Keller Williams Realty Diversified

Anna Jackson

Keller Williams Realty Diversified

Jace Burch

Benson-Thompson Inc

Alexis Jacobs

Elite Realty Groups, LLC

Tiffany Burr

Edina Realty Inc - Spooner

Richard Martin

Keller Williams Realty Diversified

Gregory Christoffel

Norby Appraisers

Robert Martin

Copper Key Realty & Waterfront LLC

Debra Cotto

Building Hope Realty LLC

Jarin Rud

Pro Country Realty

Christin Driver

American Edge Real Estate Services, Inc.

Nathan Ruland

Keller Williams Realty Diversified

Lori Gustafson

Pine Point Real Estate LLC



2025 RANWW BOD Election



2025 RANWW Board of Director Results



Ben Rivard
2025 Treasurer



Alex Hartung
Director



Andy Yakesh
Director



Brooke Damaske
Alternate Director

New Board members will be installed in January 2025.
Interested in learning more about serving? Talk to your broker, a current Board member or
someone at the Board Office today!



Legal Update

NAR Settlement Practice Changes
Settlement Affective Date Changes August 14-17th



Countdown To NAR Settlement Practice Changes - Legal Update Live

Wednesday, August 7, 2024 | 1:00 p.m.

Join WRA attorneys as they discuss how the National Association of REALTORS® (NAR's) practice changes impact Wisconsin.

The webinar will be recorded and made available for members to access later. This program is available for continuing education credit Course 6, unless you have already received credit through WRA.

[Register for this free webinar here or at the button below.](#) Make sure you're logged into myWRA and check out.

After registering, you will receive a confirmation email containing information about joining the webinar.

[Register for ZOOM Link](#)

WRA Updated Practice Changes

The practice changes mandated under the NAR proposed settlement agreement go into effect on August 17, 2024. Watch these videos and learn about the post-settlement consequences to your Wisconsin real estate practice, including changes to the WB forms, new ways to offer compensation off the MLS and structure a compensation agreement, revisions to WRA and WB forms based on the new written buyer agreement requirement, and more.

WRA has created 7 individual on-demand videos to cover all of these topics.

[WATCH THE VIDEOS](#)

WRA Resources

www.wra.org/antitrust

For specific inquiries contact [Legal Hotline](#) (800-799-4468)

*updated WB Forms in Zipforms July 29th

NWWMLS Updated MLS Practice Changes

NWWMLS has updated the policies and procedures to meet the requirements of the NAR settlement. These changes will go into effect on **August 14** and changes will be reflected in the MLS.

Affected MLS fields:

- **Seller Concession Field:** there will not be a yes/no check box for Seller Concessions at input (SOLD Concession Field will still be available)
- **Commission Field:** there will no longer be a commission field. Commission will no longer go out on any IDX feed or any 3rd party site. (FINE: First Offense \$1,500, Second Offense \$3,000 and Third Offense \$5,000).

*Participant/Subscriber Agreements are being updated now to remove commissions where they are no longer permitted, and we will notify you of changes and any necessary actions.

RANWW Resources

[MLS Update Video](#)

Brenda and Ann: Please call the Board Office at 715-835-0923 or email: staff@ranww.org

Summary of NAR Related Matrix Changes Going Live on August 14, 2024

▶ Please be informed about important changes to the Matrix system that will go live on August 14, 2024, between 12:00 PM - 4:00 PM PST (2:00 PM - 6:00 PM CST). These changes are related to NAR regulations and will impact the following compensation fields:

COMPENSATION FIELDS AFFECTED:

- BAComm
- SAComm
- VariableYN

KEY CHANGES:

- **Removal from Input Forms:** The above compensation fields will be removed from Input forms for all property types, along with their Input Rules.
- **Database Update:** All values held in these compensation fields will be nulled from the database view.
- **Search and Display Adjustments:** These compensation fields will be removed from all searches and displays in Matrix.
- **Minimal Business Disruption:** Minimal or no impact is expected that would disrupt agents conducting their business. The work will commence after 12:00 PM PST on August 14, 2024.

For any questions or further clarification, please contact us.

RANWW
(715) 835-0923



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Professional Pointers

NAR's Upcoming Practice Changes and Recent DOJ Engagement
Chief Legal Officer Katie Johnson discusses the August 17 practice changes—including how to speak to consumers about the new policies. [Learn more in this video.](#)



MLS
recent updates & info

MLS Input Field Update

Effective August 14, Sub Agency, Buyer Agency, and Variable fields will no longer be available.

General Listing Information		
List Price	List Date	Expiration Date
<input type="text"/>	<input type="text"/>	<input type="text"/>
Sub Agency	Buyer Agency	Variable
<input type="text"/>	<input type="text"/>	<input type="text"/>
REO/Bank Owned	Short Sale	Income Producing
<input type="text"/>	<input type="text"/>	<input type="text"/>
Listing Contract Type	Owner	
<input type="text"/>	<input type="text"/>	

Adapting to the Changing Real Estate Landscape:

*How to navigate compensation
conversations with compliance and integrity*

BARB BETTS

keynote speaker, successful entrepreneur, passionate educator and the CEO of Relately Marketing

Thursday, Aug 8 | 10am - noon | Virtual Speaker

Join us for an insightful virtual speaker, **Barb Betts**, as she teaches us how to navigate the evolving real estate landscape!

This training will teach you how to navigate the changes to conversation regarding compensations. As the real estate industry undergoes significant shifts, agents must adapt their approach to compensation discussions, especially now that it isn't in the MLS. Join us on Thursday, August 8th to gain invaluable tools and insights into ethically and compliantly navigating these crucial conversations all while enhancing your practice and strengthening your client relationships! Whether you're representing a buyer or seller, transparency and

clarity are paramount.

- Learn how to explain compensation properly
- Master communicating compensation details in an ethical & compliant way
- Discover how to use & integrate buyer representation agreements effectively
- Learn how to navigate the complex compliance landscape of the real estate industry with confidence

Registration required for link. Email confirmation will be sent after registration.
Virtual event only, no in-person event.

[REGISTER for ZOOM Link](#)



Advocacy

Get out and VOTE!!!



**WI Partisan Primary Election
Tuesday, August 13th**

WI Legislative District Maps have changed. Click [HERE](#) to see if your voting districts have changed.

Find out where to vote and what will be on your ballot by visiting www.myvote.wi.gov

RANWW, Eau Claire Area Chamber of Commerce and Chippewa Valley Home Builder will be hosting a Candidate Meet and Greet at the L.E. Phillips Library October 10th. Details to come.



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**.

Contact Madelyn your local Advocacy Coordinator by calling the RANWW office at 715-835-0923 or emailing madelyn@ranww.org.



Professional Growth

REAL ESTATE CE Courses – deadline Dec 14th, 2024

Have you started your CE requirements yet? Don't wait any longer!!

The December 14th deadline is fast approaching. Now is the time to check in on your progress to ensure timely renewal.

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!

Important Information

2023 REALTOR® & Government Day attendance and exam completion - Course 5

2024 REALTOR® & Government Day attendance and exam completion - 1 Elective Credit

2024 June or April WRA Legal Update - Course 6

*After you complete your CE Credits, you will upload your course credit name and date completed to the [DSPS website](#) once license renewal is open (usually October).

Learn more & get
registered>>>



Upcoming Events

RANWW 2024
ANNUAL GOLF OUTING



Sold Out!
Thursday, August 22, 2024 | Wild Ridge Golf Course

New this year: Hawaiiin Theme >>> prizes will be awarded for BEST DRESSED

THANK YOU TO OUR SPONSORS

Water Sponsored by:
Sterling Culligan Water of Eau Claire, WI

REALTORS® vs Affiliates

AUG 22nd | 8:30am | Wild Ridge Golf Course

****Separate event and registration required from RANWW [afternoon] Golf Outing**

If you are interested in playing an additional 9 holes of golf, register for the **REALTORS® vs Affiliates** Morning Golf Match. Each team of 2 will compete against the opposing REALTOR®/AFFILIATE team, on a hole-by-hole basis.

SIGN UP: the first 16 REALTORS® & the first 16 AFFILIATES that respond to Tristan tristan@cv-re.com will be guaranteed a spot to play. (**Cost:** \$40/golfer-CASH only (ATM on site-paid day of event at the Pro Shop))



Safety Month Series of Events designed to enhance your safety and knowledge in the real estate industry. Join us for an informative and engaging month of sessions:

Cyber Security with Coulee Tech

Date: 9.11.24

Time: 11:00 AM - 1:00 PM

Where: RANWW Conference Room

Cost: FREE

Lunch: provided by Coulee Tech

Registrants receive a complimentary DARK WEB SCAN!!

AND...Coulee Tech is offering and encouraging all attendees to take advantage of their FREE cybersecurity assessment which will dive deeper into their business. This is done by appointment only which can be set up after the training.

[REGISTER](#)

Keeping Yourself Safe with Delta Defense

Date: 9.19.24

Time: 2:00 PM - 4:00PM

Where: RANWW Conference Room

Cost: FREE

[REGISTER](#)

Seller Impersonation Fraud (land scam) with Knight Barry Title United

Date: 9.25.24

Time: 2:30 PM - 4:00 PM

Where: RANWW Conference Room and ZOOM

Cost: FREE

Stick around for a social hour at Infinity Beverage, compliments of Knight Barry!

[REGISTER](#)

[ZOOM REGISTRATION](#)

Don't miss these opportunities to bolster your safety and stay informed.

Each event requires separate registration.

BROKER ROUNDTABLE DISCUSSIONS

PART 2: COLLABORATIVE DISCUSSIONS FOR REAL ESTATE EXCELLENCE

RANWW recognizes there are many changes in the industry locally, statewide, and nationally. We want to take this opportunity to bring our Brokers together throughout our jurisdiction to hear what is working, what is not working and learn from each other.

October 3rd | 9:00 - 10:30 am
Johnson Financial Group
10631 Highway 63 N
Hayward, WI

[REGISTER](#)



Breakfast sponsored by
Johnson Financial Group

October 3rd | 12:30 - 02:00 pm
Superior Choice Credit Union
501 Mccauley Ave
Rice Lake, WI

[REGISTER](#)



Lunch sponsored by
SuperiorChoice Credit Union

October 8th | 4:00 - 5:30 pm
RANWW Conference Room
3460 Mall Drive Suite 5B
Eau Claire, WI

[REGISTER](#)



Happy Hour sponsored by
RANWW



Join us for a fun, no frills, just comradery ATV/SXS ride starting in Rice Lake, WI.

Exact starting point and route will be communicated closer to the event date.

What to know:

- No charge to join
- Bring your own machine (rental places in Rice Lake)
- Coordinated stops planned
- Bring your own food/beverages
- Optional food/beverage for purchase at stops

*Registration requested to better plan for trails and stops throughout the day

REGISTER

Mark Your Calendars

- New Member Orientation: September 17th
- WRA Annual Convention Dare to Dream: September 29-October 1st
- How to Run for Local Government: October 3rd
- Eau Claire Community Table Volunteer Opportunity: October 9th
- State Assembly Meet and Greet: District 67, 68, 69, 91, 92, and 93: October 10th
- REALTOR® Ring Day - multiple locations: December 6th
- Installation & Awards Banquet + Holiday Social: January 10th, 2025

Visit our [EVENTS CALENDAR](#) to learn more and register.



Association Updates

RANWW

- **2025 Dues Renewal Statements** will be emailed this year only. No paper copy will be sent regular mail.
- RANWW/NWWMLS Office will be closed Monday, September 2, 2024, for Labor Day.

WRA

NAR



Affiliate Connection

Protect Your Land with Property Fraud Alerts

Land and other forms of property scams are becoming increasingly popular in our industry. Title companies are a great recourse in protecting your clients and their property. Reach out today to learn more about the services they provide. Some services may not even be an extra charge.

The attached document is a great and easy way to get started and learn more about protecting the property you already own. [Get the document HERE](#)

**WRA Member
Benefits**

**NAR Member
Benefits**

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

[WRA Website](#)

[NAR Website](#)

WRA



**August
Magazine**



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Top Notch Support is Just a Phone Call Away
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