

THE GAD REPORT

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2020: VOTE—ACT—INVEST

It's the start of a new year, and with it comes the theme and vision that will guide over 1.4 million REALTOR® members across the nation.

It's not a new concept, in fact, it has been around for years and it comes down to three action items:

Vote

Act

Invest

First, vote. The primary election is Tuesday, February 19th, a Supreme Court justice is on the statewide ballot, and for those of you

living in the 7th Congressional District, you will



select between two Republicans and two Democrats. The spring election, includ-

ing the Presidential primary will be on Tuesday, April 7th, with the special election for the 7th to be held on Tuesday, May 12th.

Second, Act.

That means quickly responding to Calls For Action from NAR or WRA. Be sure you are signed up to receive text alerts from NAR, just text REALTORS to 30644 to get it set up, it only takes a few seconds once a Call To Action has been sent. *(continued below)*

VOTE, ACT AND INVEST IN 2020

And finally. Invest.

Invest in RPAC, through dues billing, becoming a Direct Giver, where any amount up to \$999 is 100% yours to invest in any state or local candidate of your choosing. You can go to www.wra.org/

and use your contribution and use your Visa, Mastercard or American Express card and can do a one time payment or set it up for recurring investments.

Or you can become a member of the Large Donor Council, with a \$1000 min-

imum investment, 70% of which is yours to invest as you see fit. You can make that investment over time as well.

Three small words that mean so much to you, your business and your industry.

HAVE YOU GOTTEN OUR TEXT MESSAGES?

Text REALTORS to 30644 to get alerts on CALLS FOR ACTION

SIGN UP TODAY



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GOVERNMENT DAY

February 5, 2020

Registration Is Now Open!!



SEVERAL INCUMBENTS NOT RUNNING AGAIN

As of January 3rd, a number of local elected officials have announced that they are not seeking another term.

In Altoona, longtime city council members Andrew Schlafer and Red Hanks are not running, Altoona school board President Robin Elvig will wrap up her 12 year elected career this spring.

In Chippewa County, four county board members have announced that they are not

running again. John Ewer in District 1, Matt Hartman in District 3, Jason Bergeron in District 6, and Steve Gerrish in District 10.

In Dunn County, seven of 29 incumbents are not returning to the county board. John Rocco Calabrese moved from the 13th District to the 14th, and is also a candidate for the open 29th Assembly seat being va-

cated by Rob Stafsholt running for the 10th Senate district seat. Teresa Lyall is vacating the seat in the 14th District, Gary Seipel has served the 29th District since 2007, Robin Sweeny has served one term in District 16. Mary Solberg was elected to District 20 in 2006 while Elton Christopherson has served District 25 for 20 years. Dale Harschlip will wrap up ten years serving in District 27. In Eau Claire County, *(continued below)*



REGISTRATION IS OPEN FOR REALTOR® & GOVERNMENT DAY

Registration is open for the 2020 WRA REALTOR® & Government Day. This year's event is earlier than normal, being held on Wednesday, February 5th at the Concourse Hotel in Madison.

As in year's past, we will take a motorcoach from our office to Madison, departing at 8:45am. A box lunch will

be provided with our arrival at the Concourse around noon.

The program will start at 1pm with an issues briefing, guest speakers, then a short walk to the capitol to meet with our legislative leaders and their staffs from 3pm until 4:30, then its back to the hotel for a reception.

The motorcoach departs

Madison at 5:45 with an arrival back at the office at 8:30pm.

The motorcoach seats 45, the meeting room at the capitol seats 45, that's why we need 45 people to attend this year's program.

Send an email to bruce@ranww.org to secure your spot. Admission is free and your voice is needed.

SEVERAL INCUMBENTS CHOOSE NOT TO RUN AGAIN

only Supervisor Lydia Boerboom resigned, no other incumbents notified the county that they were not running.

Longtime Chippewa County judge Steve Cray is not running for another term on the bench after serving for 12 years. Ben Lane, court commissioner and Sharon

Gibbs McIlquham have filed to run.

In Sawyer County, Elaine Nyberg in District 10, James Bassett in District 11 and Kathy McCoy in District 2 are not running again.

For those running for reelection or for new candidates, all required paperwork must to turned in by close of

business on Tuesday, January 7th in order to get on the ballot.

Shortly after that, if you want to know who will appear on the ballot where you live, go to www.myvote.wi.gov and enter your address to know who you will be voting for.

WRA's annual **REALTOR[®] & GOVERNMENT DAY Event**

FEB. 5
WEDNESDAY

MADISON CONCOURSE HOTEL
& WISCONSIN STATE CAPITOL

1:00 P.M. - 5:30 P.M.

REALTOR[®] & GOVERNMENT DAY

FEBRUARY 5, 2020 | MADISON CONCOURSE HOTEL AND GOVERNOR'S CLUB

It's time to lobby! The WRA's annual lobbying event, REALTOR[®] & Government Day, is your chance to shape the laws that affect you and your real estate business in Wisconsin.

The event kicks off with an issue briefing where you'll learn about pending laws and how they impact real estate. Next, you'll move to the Capitol for lawmaker visits. You'll have the unique opportunity to meet in person with your state lawmakers to lobby for or against these laws.

This is your chance to advocate for issues that impact the real estate industry, homeownership and property rights in Wisconsin. Your voice will be heard, and a better Wisconsin real estate market will follow.

2020 tentative discussion topics

At the event, you'll be briefed on current and pending laws as well as how they impact real estate. Afterward, you'll visit the Capitol building to lobby for these issues directly with your lawmakers. The issues on the agenda this year tentatively include:

- Workforce housing
- Home inspectors
- Chasing sales
- Presumption of riparian rights

Register today at:
www.wra.org/RGdayRegistration

2020 tentative event schedule

- 12:30 - 1:00 p.m. Registration
- 1:00 - 1:15 p.m. Welcome and overview
- 1:15 - 1:45 p.m. Keynote speaker—Governor Evers (invited)
- 1:45 - 2:45 p.m. Issue briefing
- 2:45 - 3:00 p.m. Move to the Capitol
- 3:00 - 4:30 p.m. Capitol visits—RANWW & LSAR in Room 201SE
- 4:30 - 5:30 p.m. Reception (Madison Concourse)



LARGE DONOR COUNCIL

RANWW Needs YOU to join the Large Donor Council in 2020

Invest \$85 per month, charged monthly to your Visa, Mastercard or American Express card

Candidates and incumbents for local offices and the state Legislature need your support

Support those who support real estate and land use as well as private property rights

Go to: <https://www.wra.org/dgcontribution/> to set up your Large Donor Council investment





REALTORS® POLITICAL ACTION COMMITTEE

Here's a program that helps support local and state candidates

**Invest \$50 per month, charged monthly to your Visa,
Mastercard or American Express card**

**Candidates and incumbents for local offices and the
state Legislature need your support**

**Support those who support real estate and land use
as well as private property rights**

**Go to: <https://www.wra.org/dgcontribution/> to set
up your Direct Giver investment**



12 Reasons to Renew or Begin Your Large Donor/Major investor Council Membership

1. In 2010, some appraisers and the City of Milwaukee wanted legislation passed that would prevent real estate licensees from giving **opinions of value** unless they had an appraiser's license. It didn't pass thanks to your help and the WRA's efforts to kill this legislation.
 2. In some states, local governments can **regulate brokerage services** that are currently regulated by state and federal laws. Not in Wisconsin! The WRA helped pass a law that prohibits local governments from interfering with Wisconsin license law.
 3. In some states, attorneys are required at every closing. Not in Wisconsin! Your right to use **state approved forms** was reaffirmed by the state Supreme Court, thanks to an amicus brief filed by the WRA.
 4. In some states and municipalities, state or local governments have **rent control** laws or ordinances. Not in Wisconsin! The WRA took the lead years ago and helped pass a law that prohibits local rent control.
 5. Some members of Congress wanted to eliminate the **mortgage interest deduction** for second homes. The NAR and WRA were successful in maintaining this deduction because of the importance of second homes to the real estate market in Wisconsin.
 6. Prior to 2016, Wisconsin REALTORS® could be sued up to six years after a closing. Today, we have significantly improved liability protection for real estate firms and agents by creating a **two-year statute of limitations** from closing.
 7. For years, some Wisconsin municipalities imposed expensive and unnecessary **time of sale requirements** on property owners. Not anymore! Wisconsin law now prohibits local time of sale requirements that would limit or impede a property owner's right to transfer property.
 8. For 30 years, the State of Wisconsin imposed **weatherization requirements** on rental properties. Not now! The legislature eliminated the rental weatherization program, which required weatherization of rental units and certification before the property was sold or transferred.
 9. Some Wisconsin municipalities prohibited homeowners from **renting their property** on a short-term basis. Today, we have a new law that protects the ability of homeowners to rent out their home by allowing local communities to regulate but not prohibit such rentals for seven days or more.
 10. Historic rehabilitation is a priority for communities across the State of Wisconsin. Through the efforts of the WRA and other allies, Wisconsin maintains the **state historic rehabilitation tax credit** up to \$3.5 million per project.
 11. Some Wisconsin cities imposed rigid and expensive **rental property inspection programs**. A new law limits the authority of municipalities to conduct inspections of rental property unless there is evidence of blight, high rates of building code complaints or violations, deteriorating property values, or increase in single family home conversions to rental units.
 12. Over the years, some state lawmakers have made several attempts to increase the **real estate transfer tax**. The WRA has stopped all these proposals, including the last proposal to double the transfer fee that would cost your seller hundreds of dollars on the sale of their home.
- This is only a small sample of our legislative successes at the State and Federal level, made possible by your contributions so we can support candidates who support our industry.



**REALTORS® ASSOCIATION
OF NORTHWESTERN
WISCONSIN**

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WWW.RANWW.ORG

"RANWW/NWWMLS UNITE TO
ADVOCATE FOR REAL PROPERTY RIGHTS,
ADVANCE PROFESSIONALISM AND CONNECT
MEMBERS WITH OUR COMMUNITIES."

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 and southern Ashland county to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 385 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 40 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!!

MY THOUGHTS—BY BRUCE KING

Here we are starting a new year and a new decade. Plenty of things going on this year, most of which will be political.

My 15th anniversary as your GAD will happen at the end of the month. Looking back from 2005 when I started to now, much has changed. Technology, campaign finance laws, the birth of the REALTOR® Party to name a few.

If you are a regular reader of *The GAD Report*, you'll notice there is a lot of RPAC in these pages. There is, and likely will be for most of the year. Running a campaign,

even for a local elected office like city council or school board is much more complex than when I ran for, and was elected to the Durand school board in the 1980s. I spent \$19 for an ad in the local newspaper. That same ad now costs \$200. There was no internet, no cell phones, no direct mail and robocalls, just traditional radio, television and print or maybe a few flyers dropped off at a civic function.

Today the cost of a campaign for a local office can run into hundreds or thousands of dollars. A state Assembly race could easily run

over \$250,000. State Senate races even more.

Yes, you will continue to see a lot about RPAC in this report. I need to motivate you to invest to support local and state candidates from both sides of the aisle. I need you to invest in order for me, my colleagues and our team at WRA to have a seat at the table when decisions regarding real estate, housing, economic development, opportunity zones, or land use issues are discussed.

That investment keeps REALTORS® at the forefront of conversation when decisions are made.

