

THE GAD REPORT

VOLUME 12, ISSUE 7 JUNE, 2019

VOLUNTARY . . . BUT NECESSARY

That's the theme for this year's RPAC campaign. 2019 being an "off election year", means that it's harder to raise enough RPAC investments to meet our funding goal, let alone have Direct Giver funds available for next year's local and state races.

Let's start with the Large Donor Council. If you have been a member of this group of 225 statewide investors, you've received a letter from WRA asking you to renew your investment for 2019. If you are new to this, a Large Donor Council member (or Major Investor in NAR-speak) is an investment of \$1,000 to \$10,000, 70% being retained by you as a Direct

Giver and 30% going to RPAC. An LDC investment does not have to be paid all at once, however if you wish to be recognized at the WRA Convention in September, you'd need to be all paid up by August 16th. For the first time this year, you can use an American Express card for your investment.

If you prefer a Direct Giver investment, it's \$100 to \$999, with 100% of that investment staying under your control, you decide who get it and how much (you will be asked from time to time by WRA or your GAD to invest in a candidate running in our jurisdiction or elsewhere, you will never be asked to

support someone that does not support your interests. You can make your Direct Giver investment on a credit card or by check. You can always add to your investment at any time, a good example of that is when a candidate asks you to be a sponsor for their fundraiser, you can quickly add dollars via credit card to your Direct Giver account and support the candidate of your choice.

Support of local candidates for local offices is needed the most as these public servants are the ones that will most directly impact your day to day business. Read on Page 3 more about investing in RPAC.

PEPIN COUNTY HEARS CONCERNS ABOUT COUNTY SHOP

The Pepin County Board heard concerns from residents about its plan to relocate the county highway shop from its home for the past 80 years to a location about 5 miles south of Arksaw in order to clean the site and make way for a new Kwik Trip gas station and

convenience store that is slated to begin construction next year. The 33 acre site has drawn plenty of concern about drainage, erosion from heavy rain, the general location in relation to the rest of the county, and concerns that part of the proposed location was a former

county dump site in the 1960s. While no firm location has been approved, residents did make a few selections for the board to take a look at before their final decision on where to put the county shop.

HAVE YOU GOTTEN OUR TEXT MESSAGES?



Text REALTORS to 30644 to get alerts on CALLS FOR ACTION

SIGN UP TODAY



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Rod LaRose is retiring after 40+ years in real estate. Celebration on June 25th at 11am Century 21 Affiliated in Altoona.

NEW BOAT LAUNCH/DOG PARK APPROVED

The Eau Claire City Council unanimously approved a new boat launch and dog park along the Chippewa River off Ferry Street near the Wastewater Treatment Facility.

The city has been working with CBS Squared to design both amenities. The dog park will have a parking lot that will accommodate 24 vehicles, a portable toilet and information kiosk, garbage cans, fee deposit box and pet waste bags.

The boat launch area will have parking for 12 vehicles with trailers, a boat launch area, a kayak and mooring deck.

The city will begin work on the dog park in early 2020. RANWW will explore a possible NAR Placemaking Grant to cover some of the costs associated with the dog park.

Placemaking grants are made available to Associations to cover small amenities within a community. Their issuance is guided by the Project for Public Spaces, and provides guidance on the types of projects cities should look at and work with Associations and their partners to develop spaces that attract residents, are easily accessible and are low in maintenance costs once completed.

HOME SWEET MENOMONIE GOING STRONG

Home Sweet Menomonie began in January, and it is becoming very popular. The down payment assistance program had its first closing in February, now 12 applicants have been approved for assistance, several of whom have already had their closings and are living in their new homes.

Home Sweet Menomonie is a home loan program that

provides zero-interest up to

employers to buy a house.



\$10,000 for a down payment for employees of participating

In the Menomonie area, there are currently 17 participating employers in the program, any employer can participate. For more information on the program, call Georgina Tegart at 715-232-8019.

MENOMONIE ELIMINATES ANNUAL RENTAL INSPECTIONS

The City of Menomonie will eliminate annual inspections of rental properties to be compliant with state law.

That does not mean that those properties will not be inspected. They will be investigated on a complaint basis. If there is a violation, the landlord has 30 days to cor-

rect the problem or face a \$75 special inspection fee. Rentals will be inspected if there is a change of use, meaning if a property goes from a single family home to a rental. Landlords may also have a voluntary inspection done for \$30 to be sure their property is in compliance.

All properties must be registered with the city for a one-time fee of \$10 so that emergency personnel knows who to contact in the case of fire, storm damage or other issues arising from use of the property. Registration must be completed by July 22.

12 Reasons to Renew Your Large Donor/Major investor Council Membership In 2019

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.



RANWW

Realtors® Association of
Northwestern Wisconsin



40th Anniversary 1979-2019

In recognition of the 40th Anniversary of your Association's Political Action Committee and the 50th Anniversary of RPAC, we are offering an opportunity to members to invest in RPAC thru the Direct Giver Program. This program will give you **100% control** of your Direct Giver dollars to invest in **local and state candidates.**

The investment is \$40 per month, charged to your credit or debit card to invest in candidates for partisan and non-partisan offices. REALTORS® Terry Weld and John Lor won election to the Eau Claire City Council, in part, with the financial backing of RPAC.

Support of local elections, and REALTORS® running for local offices is just one of the things RPAC does for you.

Have questions? Get answers by contacting Bruce King (bruce@ranww.org).



WRA now accepts American Express for RPAC investments! To set your investment up, use this link:

<https://secure.donationpay.org/wra/directgiver.php>



**REALTORS® ASSOCIATION
OF NORTHWESTERN
WISCONSIN**

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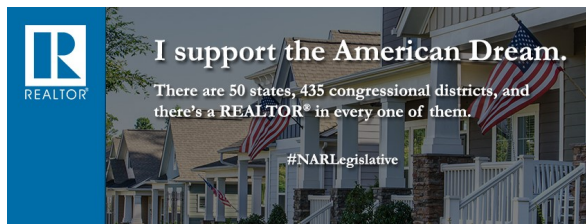
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"OUR MISSION IS TO HELP OUR
MEMBERS BE MORE SUCCESSFUL IN
REAL ESTATE"

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 375 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

Voluntary, but necessary.

That's the theme for our summer RPAC fundraising efforts. We are launching a program to reach out to our past Large Donor Council members to ask them to renew their commitment for 2019. Your Association is among the top Association's in the state when it comes to LDC participation.

An LDC is a commitment of \$1,000 or more, where \$700 goes to Direct Giver, that's the amount that you can invest in state or local candidates, \$300 goes to RPAC, where a group of trustees decides who gets the

money. As we have our own PAC, 40% of that \$300 comes to our board where our trustees decide.

Need additional reasons to invest? Here's three:

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.

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