



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA REAL ESTATE COMMISSION

SEPTEMBER 22-24, 2009

The Nevada Real Estate Commission will conduct a meeting beginning **TUESDAY, SEPTEMBER 22, 2009 @ 10:30 A.M.**, and beginning **@ 8:30 A.M. each day thereafter**, through **THURSDAY, SEPTEMBER 24, 2009** or until the Commission concludes business at the following locations:

SEPTEMBER 22-23, 2009
GRANT SAWYER BUILDING
555 E. WASHINGTON AVE
ROOM 4412
LAS VEGAS, NV 89101

SEPTEMBER 24, 2009
BRADLEY BUILDING
2501 E. SAHARA AVE.
SECOND FLOOR CONFERENCE ROOM
LAS VEGAS, NV 89104

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chairperson. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to ten minutes per person at the discretion of the Chairperson.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Linda Pierson at (702) 486-4074, so arrangements may be conveniently made.

*** Denotes potential action item**

1. COMMISSION/DIVISION BUSINESS

- A) Introduction of Commissioners in Attendance.
- B) Introduction of Division Staff in Attendance.
- C) *Discussion and possible action to approve minutes of the July 14-16, 2009 meeting.
- D) Discussion regarding Attorney General Case Status Report.
- E) Discussion regarding the Disciplinary Report.
- F) Discussion regarding Administrative Sanction report.
- G) Discussion regarding the Compliance Section's current caseload report.
- H) Discussion regarding report from the Education/Information Officer on:
 - 1. Prelicensing exam pass scores and pass rates for approved schools including, by specified delivery methods, as applicable.
- I) *Discussion and possible action regarding:
 - 1. Revisions to the Residential Disclosure Guide;
 - 2. Revisions to the Nevada Law and Reference Guide.
- J) Report from Education Program Officer regarding audits of continuing education courses.

- K) Discussion regarding Administrator's report on:
1. Personnel;
 2. Impact of required furlough leave on agency operation.
- L) Discussion and possible action regarding individually approved CE courses being bundled into 24-hour CE course packages so that they are no longer available to licensees as discrete courses.
- M) *Discussion and possible action regarding proposed regulation files:
1. R157-08 –
 - A REGULATION relating to real estate;
 - Requiring the Real Estate Division of the Department of Business and Industry to provide on its website certain information concerning courses that satisfy educational requirements for holders of a license, permit, certificate or registration issued by the Division;
 - Authorizing certain persons to electronically transfer to the Division's website certain information concerning credits obtained for continuing education and postlicensing education courses;
 - Revising the educational requirements for the renewal of a license of a real estate broker, real estate broker-salesman and real estate salesman whose license has been placed on inactive status; and
 - Providing other matters properly relating thereto.
 2. R198-08 –
 - A REGULATION relating to real estate;
 - Revising the educational requirements for post licensing and continuing education for renewals and reinstatements.
 - Providing other matters properly relating thereto.
- N) *Discussion and possible action regarding proposed regulatory changes to NAC 645, including but not limited to regulations for:
1. Senate Bill 184 (2009 Legislative Session) concerning broker price opinion;
 2. Senate Bill 230 (2009) Legislative Session concerning change from two to four year licensing renewal period.
- O) *Discussion and possible action regarding brokers doing business under multiple business names under a common brokerage license.
- P) *Discussion and possible action regarding the Consent to Act form.
- Q) *Discussion and possible action regarding satellite offices and whether each office should have a broker.
- R) Report regarding turn around time for license issue.
- S) Discussion regarding report from Nevada Association of Realtors on status of work group on NRS 113 SRPD requirements.
- T) Discussion regarding Real Estate's Division's position on what is appropriate activity "while acting under the authority of his license" of Assembly Bill 152, Section 6 (2009 Legislative Session) requiring certain mortgage lending professionals to be licensed.
- U) *Discussion and possible action regarding Respondent's request to Extend Time to Comply with the Commission's order.
1. Arnold Stalk - Case No. S06-01-02-255
- V) *Discussion and possible action on petition for owner-broker experience approval pursuant to NAC 645.750(6).
1. Charlie Robinson, License No. S.0058922
- W) *Discussion and possible action regarding proposed dates for Commission meetings for calendar year 2010.
- X) *Discussion and possible action on date, time, place & agenda items for upcoming meetings.
- Y) Commissioner Comments.

2. * WORKSHOP

9/22/09 @ 11:00 a.m. REGULATION WORKSHOP FOR LCB FILE No. R090-09:

Workshop by the Nevada Real Estate Commission to adopt proposed regulations known as LCB File No. R090-09 which establishes the following:

<A regulation relating to real estate; establishing distribution methods for a disclosure booklet pursuant to NRS 645.194; and
<Provide other matters properly relating thereto.

3. *DISCIPLINARY ACTION

1. NRED v. Gary Coles
Case No. RES07-02-46-301
License No. B.0023444.LLC
2. NRED v. Charles C T Lam
Case No. S07-03-23-326
License No. B.0019821.INDV
3. NRED v. Shelli Miller
Case No. S09-09-24-105
License No. S.0054510
4. NRED v. Kathy Moreno
Case No. S09-12-21-227
License No. None
5. NRED v. Brenda Ho Le
Case No. RES07-04-50-391
License No. None
6. NRED v. Steven Nohrden
Case No. RES09-10-05-117
License No. S.0075590
7. NRED v. Thomas Power
Case No. S06-05-12-423
License No. S.0045498
8. NRED v. Frank Allen
Case No. RES09-12-24-230
License No. None
9. NRED v. Bruce Williams
Case No. RES09-05-07-049
License No. None
10. NRED v. Charles Cohen
Case No. RES09-09-25-106
License No. None

- 11. NRED v. Barry Floyd
Case No. RES10-08-07-034
License No. B.0022854.INDV
- 12. NRED v. Lauren Luria
Case No. RES08-04-16-286
License No. None
- 13. NRED v. Robin Willett
Case No. RES09-07-39-039
License No. S.0069622.PC
- 14. NRED v. Sharon Wilson
Case No. RES09-11-10-158
License No. B.0030625.CORP/B.0043730.INDV/PM.0143730

3. *ADVISORY REVIEW COMMITTEE INFORMAL CONFERENCE RESULTS.

- 1. James Fales
Case No. S07-09-41-126
License No. B.0054824.CORP

4. EDUCATION -

DISCUSSION AGENDA EDUCATION COURSES

NEW REAL ESTATE PRE- LICENSING EDUCATION COURSES

- 1. ABC Real Estate School
"Real Estate Principles, Practice, Procedures, Law and Ethics"
Request: 90 Hours Internet
- 2. ABC Real Estate School
"Real Estate Law and Ethics"
Request: 45 Hours Internet
- 3. ABC Real Estate School
"Broker Management"
Request: 45 Hours Internet

NEW REAL ESTATE CONTINUING EDUCATION COURSES

- 4. NAIOP
"Commercial Development 101"
Request: 4 Hours General Classroom
- 5. NAIOP
"Pre Development 101"
Request: 4 Hours General Classroom
- 6. McKissock LP
"The Qualifying Process"
Request: 3 Hours General Internet

7.	McKissock LP “Personal Marketing for Real Estate Professionals”	Request: 3 Hours	General	Internet
8.	McKissock LP “Brokerage Relationships”	Request: 5 Hours	General	Internet
9.	McKissock LP “Size Matters: Residential Square Footage”	Request: 4 Hours	General	Internet
10.	Arens and Arens, Inc. “The Truth in Lending – What Agents Should Know”	Request: 3 Hours	General	Classroom
11.	Arens and Arens, Inc. “What’s fair in Housing?”	Request: 3 Hours	Ethics	Classroom
12.	The CE Shop, Inc. “Accredited Staging Professional (ASP)”	Request: 6 Hours	General	Internet
13.	Ticor Title Company of Nevada “2009 Legislative Impact”	Request: 3 Hours	Law & Legislation	Classroom
14.	Ticor Title Company of Nevada “Writing a Purchase Agreement”	Request: 3 Hours	Contracts	Classroom
15.	Reno/Sparks Association of REALTORS® “Today’s Top Technology Trends”	Request: 3 Hours	Personal Development	Classroom
16.	Reno/Sparks Association of REALTORS® “Smartphone Fundamentals for Real Estate Professionals”	Request: 3 Hours	Personal Development	Classroom
17.	First Centennial Title “Optimizing the Commercial Transaction Process”	Request: 3 Hours	General	Classroom
18.	First Centennial Title of Nevada “Because it’s the Law 2009”	Request: 3 Hours	Law & Legislation	Classroom
19.	Realty One Group “The Nevada Legislative 2009 – A Report for Licensees”	Request: 3 Hours	Law & Legislation	Classroom

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| 20. | Steven Kitnick Seminars, LLC
“Law & Legislation Update”
Request: 3 Hours | Law & Legislation | Classroom |
| 21. | Wolf, Rifkin, Shapiro, Schulman & Rabkin
“2009 Legislative Actions Affecting the CIC”
Request: 4 Hours | Law & Legislation | Classroom |
| 22. | Greater Las Vegas Association of REALTORS®
“Introduction to Real Estate Auction”
Request: 3 Hours | Personal Development | Classroom |
| 23. | Greater Las Vegas Association of REALTORS®
“Land 101: NAR’s Fundamentals of Land Brokerage”
Request: 12 Hours | General | Classroom |
| 24. | Greater Las Vegas Association of REALTORS®
“Green – Property Management Elective Course”
Request: 7 Hours | Property Management | Classroom |
| 25. | Academy of Real Estate Success
“Keeping Informed: NV Real Estate Law & Regulation Update”
Request: 3 Hours | Law & Legislation | Classroom |
| 26. | Kaplan Professional Schools
“Nevada Legislation and Regulation Update 2009”
Request: 3 Hours | Law & Legislation | Correspondence |
| 27. | Kaplan Professional Schools
“Nevada Legislation and Regulation Update 2009”
Request: 3 Hours | Law & Legislation | Internet |
| 28. | State Continuing Education
“Contract Law - Nevada”
Request: 3 Hours | Contracts | Internet |

4. PUBLIC COMMENTS

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER.

5* ADJOURNMENT

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

NV Real Estate Division
788 Fairview Drive, Suite 200
Carson City, NV 89701-5453

NV Real Estate Division
2501 E. Sahara Avenue, #102
Las Vegas, NV 89104-4137

NV Association of REALTORS
760 Margrave Drive, Ste. 200
Reno, NV 89510

Sierra Nevada Association of REALTORS
300 South Curry St., #3
Carson City, NV 89703

Elko Board of REALTORS
355 5th Street
Elko, NV 89801

Greater Las Vegas
Association of REALTORS
1750 East Sahara Avenue
Las Vegas, NV 89104

Reno/Sparks Association
of REALTORS
5650 Riggins Court
Reno, NV 89502

Incline Village Board
of REALTORS
924 Incline Way, Suite 1
Incline Village, NV 89452

Nevada State Library
100 Stewart Street
Carson City, NV 89710

Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, NV 89101

Desert Mountain Realty
1060 Avenue F
Ely, NV 89301

Isom Realty & Insurance
P. O. Box 670
420 Third Street
Hawthorne, NV 89415

Century 21/Sonoma Realty
1099 W. Winnemucca Blvd
Winnemucca, NV 89445

Battle Mountain Realty
P. O. Box 1150
142 S. Reese Street
Battle Mountain, NV 89820

Action Realty
2050 S. Highway 160
Pahrump, NV 89048

State of Nevada
Dept. of Business & Industry
State Real Estate Division
INTERNET PAGE: <http://www.red.nv.us>