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BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS & INDUSTRY,
STATE OF NEVADA,

Petitioner,

vs.

ARTHUR TANGORA CARLL a/k/a ARTHUR
C. TANGORA,

Respondent.

Case No. 2016-3715

FILED

OCT 31 2018

REAL ESTATE COMMISSION

COMPLAINT AND NOTICE OF HEARING

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division"), by and through its counsel, Adam Paul Laxalt, Attorney General of the State of Nevada, and Dennis Belcourt, Deputy Attorney General, hereby notifies RESPONDENT ARTHUR TANGORA CARLL a/k/a ARTHUR C. TANGORA ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION. The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 630.230, NRS 645.630, NRS 645.633 or NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT engaged in activities which require a license as a real estate salesperson issued by the Division and is, therefore, subject to the jurisdiction of the Division and the provisions of NRS Chapter 645 and NAC Chapter 645.

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1 **FACTUAL ALLEGATIONS**

2 1. RESPONDENT has had a license as a salesperson, license number S.0167677.

3 2. At all times relevant to this complaint, RESPONDENT was a salesperson associated with
4 NAI Vegas. Patrick Sauter (“SAUTER”), license number B.0045077.LLC, was his supervising broker.

5 3. On February 29, 2016, RESPONDENT’s license lapsed because RESPONDENT failed
6 to renew it, and it remained in lapsed status until it was reinstated on November 1, 2016.

7 4. During the lapse period RESPONDENT engaged in advertising the services of a real
8 estate salesperson without an active a license from the Division to perform such activities.

9 5. During the lapse period RESPONDENT received commissions pursuant to an agreement
10 with SAUTER or NAI Vegas.

11 6. During the lapse period, RESPONDENT, advertised multi-family properties located in
12 Nevada, for example, properties located at 4550 Karen Avenue, 525 E. Saint Louis Avenue, 5101
13 O’Bannon Drive, and 1827 W. Gowan Road.

14 7. Pursuant to NRS 645.230(1)(a) and (d), RESPONDENT performed the services of a real
15 estate broker, real estate broker-salesperson, real estate salesperson, or business broker without
16 maintaining an active license by advertising for sale or otherwise participating in the sale of the
17 aforementioned and other locations for sale with detailed information describing the real estate, square
18 footage of buildings, stating that the facilities were leased, and/or stating that the businesses were
19 “established franchise[s].”

20 8. RESPONDENT received commissions in the amount of \$434,545.25 while performing
21 the services of a salesperson during the lapse period.

22 9. On or about October 12, 2017, the Division discovered that RESPONDENT was
23 performing the services of a salesperson while his license was in lapsed status.

24 10. On or about October 27, 2017, the Administrator of the Division issued a Cease and Desist
25 Order to RESPONDENT, ordering RESPONDENT to cease and desist from conducting all broker
26 activities.

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1 **VIOLATIONS**

2 RESPONDENT has committed the following violations of law:

3 11. RESPONDENT violated NRS 645.230(1)(a) by acting as a salesperson without an active,
4 valid license.

5 12. RESPONDENT violated NRS 645.633(1)(b), by violating NAC 645.315, by allowing his
6 license to lapse and continuing to act as a real estate salesperson during the lapse.

7 13. RESPONDENT violated NRS 645.633(1)(h), pursuant to NAC 645.605(1), by allowing
8 his license to lapse and thereafter acting as a real estate salesperson without an active, valid license.

9 **DISCIPLINE AUTHORIZED**

10 14. Pursuant to NRS 645.235, the Commission is empowered to impose an administrative fine
11 in an amount not to exceed the amount of gain or economic benefit that the person derived from the
12 violation or \$5,000, whichever amount is greater, against RESPONDENT for each violation of NRS
13 645.230 or NRS 645.235.

14 15. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an
15 administrative fine in an amount not to exceed \$10,000 for each violation of NRS 645.633.

16 16. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of
17 the proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the
18 Commission otherwise imposes discipline on RESPONDENT.

19 17. Therefore, the Division requests that the Commission take such disciplinary action as it
20 deems appropriate under the circumstances.

21 **NOTICE OF HEARING**

22 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider the
23 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and
24 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

25 **THE HEARING WILL TAKE PLACE on December 4, 2018, commencing at 9:00 a.m., or**
26 **as soon thereafter as the Commission is able to hear the matter, and each day thereafter**
27 **commencing at 9:00 a.m. through December 6, 2018, or earlier if the business of the Commission**
28 **is concluded. The Commission meeting will be held on December 4, 2018, at the Nevada State**

1 **Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102.**
2 **The meeting will continue on December 5, 2018 at the Nevada State Business Center, 3300 West**
3 **Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada 89102, commencing at 9:00 a.m.,**
4 **and on December 6, 2018, should business not be concluded, starting at 9:00 a.m. at the Nevada**
5 **State Business Center, 3300 West Sahara Avenue, 4th Floor – Nevada Room, Las Vegas, Nevada**
6 **89102.**

7 **STACKED CALENDAR: Your hearing is one of several hearings scheduled at the same**
8 **time as part of a regular meeting of the Commission that is expected to last from December 4**
9 **through December 6, 2018, or earlier if the business of the Commission is concluded. Thus, your**
10 **hearing may be continued until later in the day or from day to day. It is your responsibility to be**
11 **present when your case is called. If you are not present when your hearing is called, a default may**
12 **be entered against you and the Commission may decide the case as if all allegations in the complaint**
13 **were true. If you have any questions please call Teralyn Thompson, Administration Section**
14 **Manager (702) 486-4036.**

15 **YOUR RIGHTS AT THE HEARING: except as mentioned below, the hearing is an open meeting**
16 **under Nevada’s open meeting law, and may be attended by the public. After the evidence and arguments,**
17 **the commission may conduct a closed meeting to discuss your alleged misconduct or professional**
18 **competence. A verbatim record will be made by a certified court reporter. You are entitled to a copy of**
19 **the transcript of the open and closed portions of the meeting, although you must pay for the transcription.**

20 **As the Respondent, you are specifically informed that you have the right to appear and be heard**
21 **in your defense, either personally or through your counsel of choice. At the hearing, the Division has the**
22 **burden of proving the allegations in the complaint and will call witnesses and present evidence against**
23 **you. You have the right to respond and to present relevant evidence and argument on all issues involved.**
24 **You have the right to call and examine witnesses, introduce exhibits, and cross-examine opposing**
25 **witnesses on any matter relevant to the issues involved.**

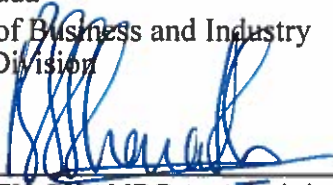
26 **You have the right to request that the Commission issue subpoenas to compel witnesses to testify**
27 **and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate**
28 **...**

1 the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in
2 NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

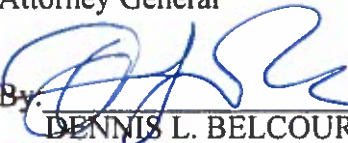
3 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
4 645 and if the allegations contained herein are substantially proven by the evidence presented and
5 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,
6 pursuant to NRS 645.235, 645.630 and or 645.635.

7 DATED this 30 day of October, 2018.

8 State of Nevada
9 Department of Business and Industry
10 Real Estate Division

11 By: 
12 SHARATH CHANDRA, Administrator
13 3300 West Sahara Avenue, Suite 350
14 Las Vegas, Nevada 89102

15 ADAM PAUL LAXALT
16 Attorney General

17 By: 
18 DENNIS L. BELCOURT (Bar. No. 2658)
19 Deputy Attorney General
20 555 E. Washington Avenue, Suite 3900
21 Las Vegas, Nevada 89101
22 (702) 486-3326
23 Attorneys for Real Estate Division
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