



Open House

A newsletter for Nevada Real Estate Licensees

May / June / July / August 2019

The Mission of the Nevada Real Estate Division:

To protect the public and Nevada's real estate sectors by fairly and effectively regulating real estate professionals through licensure, registration, education and enforcement.



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Licensees can track legislative changes with the Nevada Electronic Legislative Information System (NELIS)

The 80th (2019) Legislative Session has seen the introduction of a number of bills that could influence business in the state of Nevada, including the business of real estate licensees.

The Nevada Legislature website provides the most up-to-date session information on bills, bill draft requests (BDRs), budgets, committees and meetings through its database, the Nevada Electronic Legislative Information System (NELIS).

To keep abreast of the coming changes, visit <https://www.leg.state.nv.us/> and use NELIS to track the most impactful bills.

BILLS TO WATCH

ASSEMBLY BILL 319

SENATE BILL 230



DIVISION NEWS

Perry Faigin joins NRED as Deputy Administrator

Nevada Real Estate Division (NRED) Administrator Sharath Chandra announced that Perry Faigin has been hired as deputy administrator. Perry will be based in the division's Carson City office. The appointment follows the retirement of Sharon Jackson, who served in various roles within the Department of Business and Industry during her 27 years of service to the state.

Perry most recently served as chief of administration at the Nevada Housing Division where he managed the agency's human resource functions of recruiting, staff administration, employee onboarding, and provided support for special projects. Prior to that he spent 19 years in the mortgage banking field with many of the nation's top lending institutions in roles including loan officer, branch manager and regional manager.

He also served in the U.S. Naval Reserves for eight years as a supply storekeeper with Naval Mobile Construction Battalion 18, for which he received two Navy and Marine Corps Achievement Medals for professional achievement, and two Commanding Officer letters of commendation. Today, he supports our nation's veterans as a certified instructor teaching continuing education courses for the Veteran Association of Real Estate Professionals (VAREP), Military and Veterans Housing Certification.

Perry currently serves as board vice-president for Home Means Nevada, Inc. which administers the state's Foreclosure Mediation Program. In addition, he is enrolled in the State of Nevada's Certified Public Manager program which he expects to complete in early 2020.



Introducing Form 526A: The Course Timed Outline Template

As of May 2019, there is a new form that must be submitted in conjunction with Form 526. The new form is [Form 526A, the Course Timed Outline Template](#).

Form 526A is an online component of the course application that will allow you to submit your required Course Timed Outline to the Nevada Real Estate Division electronically.

The form provides a Glossary of Terms to assist you with a speedy and thorough completion of the form; an example of an acceptable Course Timed Outline; and an embedded link that will allow you to submit your application directly to a dedicated email.

Form 526A is held to the same deadlines that apply to all new course submissions.

The only change is the mode of submission.

For clarification, new course applications (Form 526) must be either mailed or hand-delivered to 3300 W. Sahara Avenue, Suite 350, Las Vegas, NV 89102. Course Timed Outlines (Form 526A) must be submitted via email to CourseInfo@red.nv.gov.

Both components of your course application must be submitted to the Division by no later than 3:00 p.m. on the first Thursday of each month for inclusion in that month's course summary. [For a complete list of course submission deadlines, see the Division's website.](#)

As always, if you have any further questions, please feel free to contact the Division's Education Section.



- Form 526 still requires original "wet" signatures. Do not sign and scan them in. Scanned signatures are considered photocopy and are not acceptable.
- Failure to submit a completed application will result in a delay or denial of your course.
- ALWAYS utilize [the Course Manual](#), read the application, and ensure that all is complete prior to submission.

Things to Remember

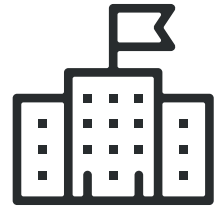
**1**

Per [NAC 645.313](#), you are required to submit copies of your Continuing Education (CE) certificates to the Division upon renewal, regardless of whether you renew in person, online, or by mail. The education history reflected on your My Account on the Division's website is not proof of completion and should be used for reference ONLY.

**2**

You may take up to 12 hours of CE by method of distance education. It does not matter which designations you choose take through live instruction and which you choose to take through distance education.

Distance education is instruction that is delivered by video, computer, television, correspondence, the Internet or other electronic means of communication, or any combination thereof, in such a manner that the instructor and instructee are separated by distance, time or both. ([NAC 645.021](#))

**3**

If you misplace a CE certificate, you must contact the school or instructor who provided the course to request a new copy.

The Division does not maintain copies of CE certificates. Additionally, if you notice a mistake on your certificate (incorrect license number, name spelling, etc.), you must contact the school or instructor for corrections.

**UPCOMING
HOLIDAYS****MEMORIAL DAY**
Monday, May 27**INDEPENDENCE DAY**
Thursday, July 4

DISCIPLINARY ACTIONS / STIPULATIONS

ACTIONS/DECISIONS

Real Estate Commission actions are not published in this newsletter until the 30-day period allowed for filing for Judicial Review has passed. A Respondent's license is automatically suspended for failure to comply with a Commission Order, and the Division may institute debt collection proceedings to recover fines and costs.

ALLEGATIONS/STIPULATIONS

Stipulations occur when both the Respondent and Division have agreed to settlement conditions. A stipulation may or may not be an admission of guilt. Stipulations are presented to the Commission for final approval.



Disciplines that are the subject of a judicial review are in *italics*. A Respondent's license is automatically suspended for failure to comply with a Commission Order, and the Division may institute debt collection proceedings to recover fines and costs.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Megan Barry 2017-2062 S.178431 (Expired)	May 2019	Violated NRS 645.235(1)(b) by assisting an unlicensed person to conduct an activity for which a license is required under NRS Chapter 645 and NRS 645.630(1)(c) by accepting valuable consideration as a real estate salesperson for the performance of any acts specified in NRS Chapter 645 from any person except the licensed real estate broker with whom she is associated.	\$25,000 fine
Ken Baxter 2017-2121 B.128250 (Active)	May 2019	Violated on three occasions: 1. NRS 645.635(1) by offering real estate for sale without consent of the owner or owner's authorized agent and 2. NRS 645.633(1)(h) , gross negligence or incompetence in licensed acts. See NAC 645.605(6) .	\$4,000 fine Contracts: 3 Hours Ethics: 3 Hours
Stephen Baxter 2017-2356 Unlicensed	May 2019	Not found to have violated NRS 645.230(1) and NRS 645.235(1)(a) by knowingly acting as a real estate broker without a license.	Dismissed
Heather Etchings 2017-390 S.54289 (Active)	March 2019	Not found to have violated NRS 645.235(1)(b) by knowingly assisting or offering to assist another person or persons to engage in an activity for which a license, permit, certificate, or registration or any type of authorization is required pursuant to NRS 645, or any regulation adopted thereto, if that person or person did not hold the required license, permit, certificate, or registration or has not been given the required authorization.	Dismissed

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Beth S. Gardner 2016-1775 S.51771 (Active)	April 2019	Commission voted to approve the Respondent's request that her license, which was under suspension under the June 13, 2017 order , be reinstated, and that her payment plan under the June 13, 2017 order be reduced to payment of \$150 per month until paid in full.	\$20,000 fine Ethics: 12 hours
Gary and Lisa Hawton 2016-3740 & 2016-3741 Unlicensed	May 2019	Violated NRS 645.230(1)(b) by engaging in the business of, acting in the capacity of, advertising or assuming to act as a property manager without first obtaining from the Division a license as a real estate broker, real estate broker-salesperson, or real estate salesperson, and a permit to engage in property management; and NRS 645.235(1)(a) by knowingly engaging or offering to engage in any activity for which a license, permit, certificate or registration or any type of authorization is required pursuant to this chapter, or any regulation adopted pursuant thereto, if the person does not hold the required license, permit, certificate or registration or has not been given the required authorization.	\$10,000 fine Respondents are ordered to cease and desist from committing these violations of law. Continuing may result in further violations including additional fines, costs, and fees associated therewith.
Katherine Hunter 2017-2158 S.177706 (Revoked)	May 2019	Violated NRS 645.254(7) , NRS 645.630(1)(f) and (i) , or NRS 645.633(1)(i) two times by failing to remit funds to her brokers; NRS 645.630(1)(f) and (i) , or NRS 645.633(1)(i) two times by failing to give her clients their funds; and NRS 645.252(2) when she allowed a client into a rental property without the owner's consent.	\$30,000 fine
Cristina Morales 2018-1008 Unlicensed	May 2019	Violated NRS 645.230(1)(a) and/or NRS 645.235(1)(a) by engaging in the business of, acting in the capacity of, or advertising or assuming to act as a real estate broker, real estate broker-salesperson, or real estate salesperson within the State of Nevada without first obtaining a real estate license from the Division; and NRS 645.230(1)(b) by engaging in the business of, acting in the capacity of a property manager without obtaining a permit to engage in property management from the Division.	\$6,000 fine
Craig S. Sevy 2016-116 S.77333 (Inactive)	May 2019	Violated NRS 645.633(1)(i) by having a seller transfer a property without notifying the first mortgage holder that the ownership to the property had changed; NRS 645.633(1)(i) by taking advantage of a seller's disadvantaged circumstance by agreeing to pay the seller \$3,000 while receiving payment for the sale of the property in the amount of \$17,204.50; and NAC 645.605(1)(b) by failing to provide a written response to the Division's notice.	\$30,000 fine
Aaron Spears 2017-389 Unlicensed	May 2019	Violated NRS 645.230(1)(a) and/or NRS 645.235(1)(a) by engaging in the business of, acting in the capacity of, or advertising or assuming to act as a real estate broker, real estate broker-salesperson, or real estate salesperson within the State of Nevada; and NRS 645.230(1)(b) by engaging in the business of, acting in the capacity of a property manager without obtaining a permit to engage in property management from the Division.	\$6,000 fine



As of May 2019, the following number of real estate licenses in the Division system are expired:

Brokers: **211**
 Broker-Salespersons: **409**
 Salespersons: **2,143**
 Total: **2,763**

A real estate license must be renewed within one year of its expiration date or it will be permanently closed. To check the status of a license, go to License Lookup at <http://red.nv.gov>.

Real Estate Statistics Through May 2019

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	35	1	32	3	229	35	296	39
Carson City	40	28	39	11	178	32	257	71
Churchill	11	8	7	1	48	8	66	17
Clark	1,813	369	2,253	321	14,133	1,519	18,199	2,209
Douglas	65	12	65	13	254	28	384	53
Elko	17	3	20	5	70	16	107	24
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	1	0	0	0	0	0	1
Humboldt	1	4	3	4	24	2	31	10
Lander	3	1	3	0	3	0	7	1
Lincoln	24	0	0	0	6	1	9	1
Lyon	1	10	10	5	119	14	163	29
Mineral	34	0	0	0	1	1	3	1
Nye	337	9	15	4	132	18	181	31
Out Of State	3	78	240	95	710	232	1,287	405
Pershing	0	0	0	0	4	0	7	0
Storey	0	0	0	0	2	2	2	2
Washoe	406	171	432	95	2,346	274	3,184	540
White Pine	3	0	2	2	5	2	10	4
Total	2,797	695	3,132	559	18,264	2,184	24,193	3,438

DIVISION SEEKS ADVISORY COMMITTEE MEMBERS

The Real Estate Division is seeking to increase membership of the Real Estate Advisory Committee and is inviting applications from interested licensees in northern and southern Nevada who meet the criteria listed below.

Once appointed to the Committee by the Real Estate Commission, the Advisory Committee member will assist the Administrator on a recurring basis to conduct education course audits, and may be called upon by the Administrator or the Commission, as needed, to assist with other matters.

To qualify, applicant must be a U.S. citizen, resident in Nevada for at least five years, have no record of Commission discipline in the last five years, and have been:

- a. An active broker for at least 2 years; or
- b. An active broker-salesperson for at least 5 years.

Appointment to the Advisory Committee is at the discretion of the Commission.

[View additional details and the application form on the Division's website.](#)

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Clark County

NEIL SCHWARTZ
Commissioner
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Commissioner
Elko County

DIVISION UPDATES

NEW HIRES

Administration

Perry Faigin
Deputy Administrator

Appraisal

Daniel Walsh
Compliance/Audit Investigator II

Licensing

Amy Reveyrand
Administrative Assistant II

Ombudsman's Office

Mya Taylor
Support Specialist

POSITION CHANGES

Real Estate Education

Leah Holmes
Administrative Assistant II