

1 **BEFORE THE COMMISSION OF APPRAISERS OF REAL ESTATE**
2 **STATE OF NEVADA**

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION,
5 DEPARTMENT OF BUSINESS AND
6 INDUSTRY, STATE OF NEVADA,

7 Petitioner,

8 vs.

9 GLENN J. HOWARD
10 (License No. A.0007090-RES –
11 SUSPENDED),

12 Respondent.

Case No. 2024-645

FILED

SEP 05 2025

NEVADA COMMISSION OF APPRAISERS

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13 **COMPLAINT AND NOTICE OF HEARING**

14 State of Nevada, Department of Business and Industry, Real Estate Division ("the
15 Division"), by and through counsel, Attorney General AARON D. FORD and Deputy
16 Attorney General CHRISTAL P. KEEGAN, hereby notifies GLENN J. HOWARD
17 ("Respondent") of an administrative complaint and hearing which is to be held pursuant to
18 Chapter 233B and Chapter 645C of the Nevada Revised Statutes ("NRS") and Chapter
19 645C of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider
20 the allegations stated below and to determine if the Respondent should be subject to a
21 disciplinary penalty as set forth in NRS 645C and/or NAC 645C, if the stated allegations
22 are proven at the hearing by the evidence presented.

23 **JURISDICTION**

24 At all times relevant to this Complaint, the Respondent was a Residential Appraiser
25 licensed by the Division, and therefore, is subject to the Jurisdiction of the Division and the
26 provisions of NRS and NAC Chapter 645C. By availing himself of the benefits and
27 protections of the laws of the State of Nevada, the Respondent has submitted to the
28 jurisdiction of the Division.

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PROCEDURAL HISTORY

1. On or about July 9, 2024, the Division received a complaint alleging the Respondent committed misrepresentations, numerous errors, and extraordinary opinions of value, in the two appraisal reports prepared October 12, 2020, and July 9, 2022, on the same Subject Property 9739 Fox Estate Street, Las Vegas, Nevada 89141 (“Complaint”). *NRED 000002–000003, NRED 000005–000020, and NRED 000021–000035.*

2. The Division could not commission a Standard 3 Review of the underlying appraisal performed by the Respondent to determine if compliance with the Uniform Standard of Professional Appraisal Practice (“USPAP”) exists within the subject report because Respondent failed to supply a work file.

3. From 2019 to 2024, Respondent has a total of seven cases on file, including this case – 2019-585; 2019-751; 2020-576; 2020-623; 2021-607; 2021-675; 2024-645 – whereby, the Respondent proceeded to commission on all previous cases, and currently has a suspended license for failure to pay administrative fines in the amount of \$25,803.52. *NRED 000053–000072.*

4. Given the numerous prior disciplines and current suspended license, the Division determined this matter should be heard by the Nevada Commission of Appraisers of Real Estate (“Commission”).

FACTUAL ALLEGATIONS

1. On or about August 15, 2024, the Division opened its investigation against the Respondent, requesting the entire work file, and any supporting documentation on or before October 9, 2024. *NRED 000042–000045.*

2. The Respondent failed to respond by the due date, therefore, on or about January 16, 2025, the Division, as a courtesy, provided an extension to respond by January 31, 2025. *NRED 000046–000048.*

3. On May 23, 2025, the Respondent untimely submitted his rebuttal to the Division but failed to include his work file and any supporting documentation. *NRED 000037–000038.*

4. On May 23, 2025, the Division, as a courtesy, provided the Respondent with yet another extension to May 30, 2025, to provide the documentation and work file. *NRED 000037.*

5. As of August 8, 2025, the Division had yet to receive any documents or work file from the Respondent. *NRED 000049–000050.*

VIOLATIONS OF LAW

First Violation

The Respondent's actions constitute unprofessional conduct pursuant to NRS 645C.480 for failing to produce his work file and any documents after being requested to do so numerous times by the Division as part of its investigation of a complaint.

DISCIPLINE AUTHORIZED

1. Pursuant to NRS 645C.460(2), if grounds for disciplinary action against an appraiser are found to exist for unprofessional conduct, the Commission may revoke or suspend the certificate, place conditions upon the certificate, deny the renewal of his certificate, and/or impose a fine up to \$10,000.00 per violation.

2. Pursuant to NRS 645C.463, in addition to any other remedy or penalty, the Commission, may revoke the license of a person who has failed to pay money which the person owes to the Commission or the Division.

3. Additionally, under NRS 622.400, the Commission is authorized to impose the costs of the proceeding upon the Respondent, including investigative costs and attorney's fees, if the Commission otherwise imposes discipline on the Respondent.

4. Therefore, the Division requests the Commission to impose such discipline as it determines is appropriate under the circumstances and to award the Division its costs and attorney's fees for this proceeding.

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

1 **THE HEARING WILL TAKE PLACE** at the Commission meeting scheduled
2 for October 7–9, 2025, beginning at approximately 9:00 a.m. each day, or until
3 such time as the Commission concludes its business. The Commission meeting
4 will be held at the Nevada State Business Center, 3300 W. Sahara Avenue, Nevada
5 Room 4th Floor, Las Vegas, Nevada 89102, with video conference to: Department
6 of Business and Industry, 1818 E. College Parkway, Suite 103, Carson City,
7 Nevada 89706.

8 **STACKED CALENDAR:** Your hearing is one of several hearings that may
9 be scheduled at the same time as part of a regular meeting of the Commission
10 that is expected to take place on October 7–9, 2025. Thus, your hearing may be
11 continued until later in the day or from day to day. It is your responsibility to
12 be present when your case is called. If you are not present when your case is
13 called, a default may be entered against you, and the Commission may decide
14 the case as if all allegations in the complaint were true. If you need to negotiate
15 a more specific time for your hearing in advance, because of coordination
16 with out-of-state witnesses or the like, please call Maria Gallo, Commission
17 Coordinator, at (702) 486-4074.

18 **YOUR RIGHTS AT THE HEARING:** Except as mentioned below, the hearing is
19 an open meeting under Nevada’s Open Meeting Law (OML) and may be attended by the
20 public. After the evidence and arguments, the Commission may conduct a closed meeting
21 to discuss your alleged misconduct or professional competence. You are entitled to a copy
22 of the transcript of the open and closed portions of the meeting, although you must pay for
23 the transcription.

24 As the Respondent, you are specifically informed that you have the right to appear
25 and be heard in your defense, either personally or through your counsel of choice. At the
26 hearing, the Division has the burden of proving the allegations in the complaint and will
27 call witnesses and present evidence against you. You have the right to respond and to
28 present relevant evidence and argument on all issues involved. You have the right to call

1 and examine witnesses, introduce exhibits, and cross-examine opposing witnesses on any
2 matter relevant to the issues involved.


3 You have the right to request that the Commission issue subpoenas to compel
4 witnesses to testify and/or evidence to be offered on your behalf. In making this request,
5 you may be required to demonstrate the relevance of the witnesses' testimony and/or
6 evidence. Other important rights you have are listed in NRS Chapter 645C, NRS Chapter
7 233B, and NAC Chapter 645C.

8 DATED the 22 day of August, 2025.

DATED the 22nd day of August, 2025.

9 NEVADA REAL ESTATE DIVISION

AARON D. FORD
Attorney General

10
11 By: 
12 SHARATH CHANDRA, Administrator
13 3300 W. Sahara Avenue, Suite 350
14 Las Vegas, Nevada 89102
15 (702) 486-4033

By: 
CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, Suite 202
Reno, Nevada 89511
(775) 687-2141

Attorney for Real Estate Division