



**DEPARTMENT OF BUSINESS AND INDUSTRY**  
**Nevada Real Estate Division | Nevada Division of Insurance**

**MEMORANDUM**

**August 30, 2023**

**To:** Real Estate, Escrow, Title and Insurance Licensees

**From:** Nevada Real Estate Division and Nevada Division of Insurance, Department of Business and Industry

**Subject:** Real Estate Identity Theft and Fraud Alert

The Nevada Real Estate Division and the Nevada Division of Insurance would like to bring our licensee's attention to a concerning issue that has been on the rise in our community: real estate identity theft and fraud.

What is unique about these incidents is that real estate practitioners (licensees) have fallen prey to these frauds and fraudulent activities. Real estate transactions are by nature complex. Buyers and sellers rely on licensed professionals to help them navigate these transactions. It is imperative for real estate, escrow, title and insurance licensees involved in a transaction to stay informed and vigilant.

Licensees are in the business of appealing to a wide audience and their success may be heavily contingent on this factor. Real estate professionals have every incentive to create positive experiences for their clients, however, licensees are also obligated to ensure a real estate transaction complies with all federal, state, and local laws and regulations.

How do licensees protect themselves and their clients from identity theft in real estate transactions?

- Verify that a seller owns the property they are trying to sell, rent, refinance etc. This verification is crucial to ensure the legitimacy of the transaction and protect both the buyer and the seller.
- Thoroughly research the property and its history before making any commitments. This includes checking ownership records, property taxes, liens, and any other relevant information.

- When dealing with individuals, especially online, verify their identity and legitimacy. Scammers may impersonate legitimate sellers or agents.
- If you encounter any suspicious offers, requests, or transactions, report them to local law enforcement and regulatory agencies promptly.
- Educate your staff about cybercrime and real estate transaction identity theft, and how to look out for it.
- Develop best practices and adopt office policies that protect you, your staff and your clients.

Since 2020, the Real Estate Commission has required licensees to take mandatory continuing education classes in “risk reduction”. The Real Estate Division has approved over 20 courses of continuing education in this category.

Your diligence and awareness are crucial in combating real estate fraud and preserving the integrity of our community. Licensees who wittingly or unwittingly are involved in identity theft could also be subject to disciplinary action from Real Estate Commission or the Division of Insurance. By staying informed and taking preventative measures, we can minimize the impact of fraudulent activities and ensure a safer and more secure real estate environment in Nevada.

Additional resources for licensees:

- o Risk Reduction Continuing [Education Courses](#) (Approved by the Division)
- o Nevada Real Estate Division [Compliance section](#)
- o Nevada Division of Insurance - [Licensing](#)



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