

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,
7 STATE OF NEVADA,

8 Petitioner,

9 vs.

10 STEVE PIERCE
11 (Unlicensed),

12 Respondent.

Case No. 2018-825, AP18.027.N

**COMPLAINT AND NOTICE OF
HEARING**

FILED

APR 23 2021

NEVADA COMMISSION OF APPRAISERS

Kelly Valadez

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

22 **JURISDICTION**

23 The Respondent engaged in or offered to engage in acts for which a certificate,
24 license, registration or registration card is required pursuant to NRS Chapter 645C and
25 therefore, is subject to the Jurisdiction of the Division and the provisions of NRS and
26 NAC Chapter 645C. By availing himself of the benefits and protections of the laws of the
27 State of Nevada, the Respondent has submitted to the jurisdiction of the Division.

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1 **FACTUAL ALLEGATIONS**

2 1. At all times relevant, the Respondent did not hold a Nevada appraisal
3 certificate, license, registration or registration card.

4 2. On or about June 18, 2018, the Division received a complaint/statement of
5 fact asserting that the Respondent, a California certified appraiser, engaged in appraisal
6 activities in the State of Nevada without a certificate, license, registration or registration
7 card.

8 3. The complaint/statement of fact stated that the Respondent on behalf of
9 Alpine Appraisal Group, conducted the physical inspection of 696 Carson Ct, Incline
10 Village, NV 89451, APN# 125-373-11 (the "Property").

11 4. The complaint/statement stated that the appraisal report was signed by the
12 Respondent's superior but that she was not present during the inspection of the property.

13 5. The effective date of the appraisal report was May 25, 2018 and the
14 signature date was June 7, 2018.

15 6. On or about June 19, 2018, the Division sent Respondent an investigation
16 opening letter requesting the Respondent provide a response to the complaint, a copy of
17 his work file on or before July 3, 2018.¹

18 7. On or about July 6, 2018, after receiving an extension, the Respondent
19 provided a response to the Division,

20 8. The response provided to the Division was signed by the Respondent, the
21 Nevada Appraiser who signed the report, and an additional appraiser who provided
22 significant appraisal assistance.

23 9. The response letter acknowledges that the Respondent is not licensed in
24 Nevada and was the only individual present during the interior inspection of the
25 Property.

26 10. The response letter contains a series of emails indicating Respondent
27

28 ¹ The 2018-2019 edition of the Uniform Standards of Professional Appraisal Practice ("USPAP") is applicable here.

1 intended to perform most of the appraisal work for the Property and split the
2 compensation with his colleagues at Alpine Appraisal Group.

3 11. The appraisal report of the Property noted in the compliance section that
4 Respondent provided significant appraisal assistance, including inspection, comparable
5 sale selection, as well as data analysis and verification.

6 12. On or about July 10, 2019, the Division sent the Respondent, via certified
7 mail, an NRS Chapter 233B Letter, as required by NRS 233B.237(3) indicating that the
8 Division's investigation had uncovered sufficient evidence to recommend the filing of a
9 formal complaint by the Division with the Nevada Appraisal Commission.

10 **ALLEGED VIOLATIONS OF LAW**

11 The Respondent failed to prepare the appraisal report for the Property in
12 Compliance with the Standards of the Appraisal Foundation. These Standards are
13 published in the Uniform Standards of Professional Appraisal Practice ("USPAP")
14 adopted by the Appraisal Standards Board of the Appraisal Foundation, as authorized by
15 Congress, and adopted in Nevada by NAC 645C.400.

16 **First Violation**

17 The Respondent committed a violation of NRS 645C.215(1)(a) by engaging or
18 offering to engage in the inspection, analysis, opinion, or conclusion, whether written or
19 oral, relating to the nature, quality, value, or use of a specified interest in, or aspect of,
20 identified real estate for or with the expectation of receiving compensation, which
21 constituted an appraisal pursuant to NRS 645C.030. Respondent engaged in this conduct
22 without first obtaining the requisite certificate, license, registration, or registration card,
23 or other type of authorization required pursuant to NRS Chapter 645C.

24 **DISCIPLINE AUTHORIZED**

25 1. Pursuant to NRS 645C.215(2)(a), the Commission is empowered to impose
26 an administrative fine against the Respondent in an amount not to exceed the amount of
27 gain or economic benefit that the person derived from the violation, or \$5,000.00,
28 whichever amount is greater.

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

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

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

11 **THE HEARING WILL TAKE PLACE** at the Commission meeting scheduled
12 for May 25 – 27, 2021 beginning at approximately 9:00 a.m. each day, or until
13 such time as the Commission concludes its business.

14 The Commission meeting will be held virtually using Webex. To join the
15 hearing go to the website Webex.com and enter the Meeting ID and Password
16 for the corresponding meeting date set forth below:

- 17 • **Tuesday, May 25, 2021 - Meeting Number (Access Code): 146 479 0425**
18 **Meeting Password: 64enXPYGiY6 (64369794496 from phones and video**
19 **systems)**
- 20 • **Wednesday, May 26, 2021 - Meeting Number (Access Code): 146 125 0427**
21 **Meeting Password: qPc6q2yrA87 (77267297287 from phones and video**
22 **systems)**
- 23 • **Thursday, May 27, 2021 - Meeting Number (Access Code): 146 846 5582**
24 **Meeting Password: D22ShB3kN67 (32274235627 from phones and video**
25 **systems)**

26 If you do not have internet access, you may attend by phone at (844) 621-
27 3956. Some mobile devices may ask attendees to enter a numeric meeting
28 password provided above.

 If you would like an email containing this information, please

1 contact Kelly Valadez, Commission Coordinator, at (702) 486-4606 or
2 kvaladez@red.nv.gov prior to the meeting.

3 **STACKED CALENDAR:** Your hearing is one of several hearings that may
4 be scheduled at the same time as part of a regular meeting of the Commission
5 that is expected to take place on May 25 – 27, 2021. Thus, your hearing may be
6 continued until later in the day or from day to day. It is your responsibility to
7 be present when your case is called. If you are not present when your case is
8 called, a default may be entered against you, and the Commission may decide
9 the case as if all allegations in the complaint were true. If you need to negotiate
10 a more specific time for your hearing in advance, because of coordination with
11 out of state witnesses or the like, please call Kelly Valadez, Commission
12 Coordinator, at (702) 486-4606.

13 **YOUR RIGHTS AT THE HEARING:** Except as mentioned below, the hearing is an
14 open meeting under Nevada’s open meeting law and may be attended by the public. After
15 the evidence and arguments, the Commission may conduct a closed meeting to discuss
16 your alleged misconduct or professional competence. An audit recording of the entire
17 hearing will be made by the Division. You are entitled to a copy of the recording of the
18 open and closed portions of the meeting, although you must pay for the transcription.

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

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

1 evidence. Other important rights you have are listed in NRS Chapter 645C, NRS
2 Chapter 233B, and NAC Chapter 645C.

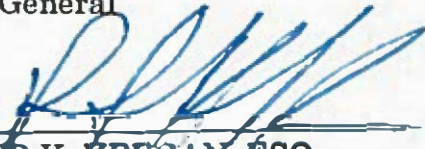
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4 DATED the 23 day of April 2021.

DATED the 22nd day of April 2021.

5 NEVADA REAL ESTATE DIVISION

AARON D. FORD
Attorney General

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