

1 REAL ESTATE DIVISION,  
2 DEPARTMENT OF BUSINESS AND INDUSTRY,  
3 STATE OF NEVADA

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

9 Petitioner,

10 vs.

11 THOMAS A WEISS  
12 A.0007756-CR

13 Respondent.

14 STIPULATION FOR SETTLEMENT  
15 OF DISCIPLINARY ACTION  
16 PURSUANT TO NAC 645C.610 (3)

17 Case No. 2020-406, AP20.042.N

18 FILED

19 JAN 28 2022

20 NEVADA COMMISSION OF APPRAISERS

21 *Luis Valadez*

22 STIPULATION FOR SETTLEMENT OF DISCIPLINARY

23 ACTION PURSUANT TO NAC 645C.610 (3)

24 1. PARTIES. This Stipulation is entered into by and between the Petitioner, the REAL  
25 ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA (the "Division"),  
26 by and through its Administrator, SHARATH CHANDRA (the "Administrator"), and the Respondent,  
27 THOMAS A. WEISS (whether one or more hereinafter the "Respondent"), who at relevant time was  
28 licensed by the State of Nevada, license number(s) A.0007756-cr. This Stipulation is entered into  
upon mutual agreement with the decision of the Appraisal Advisory Review Committee (the  
"AARC"), which was reached at its informal conference held on September 28, 2021, virtually via  
Webex. Members of the AARC present were Timothy Morse, Chairperson, John Wright and R. Scott  
Dugan.

2. AUTHORITY OF THE APPRAISAL ADVISORY REVIEW COMMITTEE. The Appraisal  
Advisory Review Committee has authority to enter into this Stipulation with the Respondent  
pursuant to NAC 645C.610 (3).

3. FINDINGS. The AARC has found that the Respondent, while licensed, certified or  
registered as a Nevada Appraiser, committed violations of chapter 645C of Nevada Revised Statutes

1 and Nevada Administrative Code and/or USPAP. A description of the conduct in which these  
2 violations were committed is set forth in specificity in the Summary of Facts which is attached  
3 hereto as EXHIBIT "A". The Administrator has the authority, pursuant to NAC 645C.600 (2), to  
4 establish an advisory committee in an attempt to review this matter informally and recommend a  
5 resolution.

6 **4. NO ADMISSION OF GUILT.** The Respondent does not admit or deny the findings of  
7 the AARC, choosing to remain silent, but does agree that the findings establish a prima facie case  
8 for the discipline set forth below and stipulates, subject to the limitations and conditions set forth  
9 below, that the Division shall not be required to provide further evidence of such allegations.

10 **5. SETTLEMENT FOR DISCIPLINARY ACTION.** As set forth above, the AARC is  
11 authorized under NAC 645C.610 to impose an administrative fine, upon final approval by the  
12 Commission. The Division also has the option to file a complaint with the Nevada Commission of  
13 Appraisers of Real Estate (the "Commission"). The Commission has the authority pursuant to NRS  
14 645C.460(2)(d) to impose a fine of up to \$10,000 for each violation alleged or to suspend or revoke  
15 the Respondent's certificate, license or registration card. The parties, however, desire to  
16 compromise and settle the instant controversy, without a hearing, upon the following terms and  
17 conditions:

18 **AARC Committee Recommendations**

19 Not less than a 4 -hour course Appraiser Self Protection: Documentation and Record Keeping  
20 Not less than a 4-hour course Scope of Work; Appraisal and Inspections  
21 Not less than a 14-hour course in Residential Report Writing and Case Studies

22 For a total of not less than 22 hours of continued education to be completed within one year of the  
23 Appraisal President signing the stipulated agreement, none of the above listed education will count  
24 towards license renewal.

25 Once all education is completed and within 1year, the respondent will supply the Real Estate  
26 Division with two months of Appraisal logs, the Division will select random appraisals for USPAP  
27 review. This will be done once, unless the Division finds additional issues with the appraisals  
28 reviewed.

1           **b. Public Record.** RESPONDENT and the DIVISION agree that by entering into this  
2 Stipulation, the DIVISION does not concede any defense or mitigation RESPONDENT may assert,  
3 and the parties agree that the DIVISION will not publicize the instant disciplinary matter, except as  
4 set forth below, and that once this Stipulation is approved and fully performed, the DIVISION will  
5 close its file in this matter. RESPONDENT understands that the public records law may require the  
6 DIVISION to make available for inspection this Stipulation and related documents. RESPONDENT  
7 also understands that the DIVISION may share the content of this Stipulation and related  
8 documents with any governmental or professional organization or member of the public;

9           **c. Newsletter.** RESPONDENT and the DIVISION agree that the DIVISION, at its  
10 discretion, may publish in the newsletter an anonymous summary of the alleged offenses of  
11 RESPONDENT and the terms of this Stipulation, with the understanding of all parties that such  
12 publication will not specifically name RESPONDENT or make reference to any other party;  
13 RESPONDENT will be referred to only as a licensee in the State of Nevada. It is further understood  
14 by the parties that this publication is for educational purposes only and to advise other licensees  
15 of the alleged violation(s) and that disciplinary action has been taken by the DIVISION;

16           **d. Failure to perform; hearing on complaint.**  
17 RESPONDENT agrees that if the required education is not completed in the time allowed above,  
18 RESPONDENT'S license will be automatically suspended until such time as the fine is paid and  
19 continuing education requirement satisfied. The DIVISION may, at its option, rescind this  
20 Stipulation and proceed with filing a Complaint before the Commission. Further, recovery actions  
21 for the administrative fines may be instituted by the DIVISION;

22           **e. No other remedies.** Assuming Respondent complies with the terms of this  
23 stipulation, the Division agrees not to pursue any other or greater remedies or fines in connection  
24 with the conduct referenced in above unless stipulation is rescinded.

25           **f. Waiver by Respondent.** RESPONDENT agrees and understands that by entering  
26 into this Stipulation, RESPONDENT is waiving his/her right to a hearing at which RESPONDENT may  
27 present evidence in his/her defense and to be represented by counsel, to judicial review of any  
28 adverse decision by the Commission, and to present his/her defense to a Commission which has  
had no prior familiarity with the instant matter. The Commission members who review this  
matter for approval of this Stipulation may be the same members who ultimately hear the  
DIVISION'S complaint if this Stipulation is either not approved by the Commission or is not timely

performed by RESPONDENT; and

1 g. **Attorney fees and other costs.** Each party shall bear its own attorney's fees and  
2 other costs not specifically set forth in this Stipulation.

3 **6. RELEASE.** In consideration of execution of this Stipulation, the Respondent for  
4 himself/herself or his/her heirs, executors, administrators, successors, and assigns, hereby  
5 release, remiss, and forever discharge the State of Nevada, the Department of Business and  
6 Industry of the State of Nevada, the Division, and each of their members, agents, and employees  
7 in their individual and representative capacities, from any and all manner of actions, causes of  
8 action, suits, debts, judgments, executions, claims, and demands whatsoever, known and  
9 unknown, in law or equity, that the Respondents ever had, now has, may have, or claims to have  
10 against any or all of the persons or entities named in this section, arising out of or by reason of the  
11 Division's investigation, this disciplinary action, or any other matter relating thereto.

12 **7. INDEMNIFICATION.** Respondent hereby indemnifies and holds harmless the State  
13 of Nevada, the Department of Business and Industry of the State of Nevada, the Division, and each  
14 of their members, agents, and employees in their individual and representative capacities against  
15 any and all claims, suits, and actions brought against said persons and/or entities by reason of the  
16 investigation of the allegations in the Complaint, this disciplinary action and all other matters  
17 relating thereto, and against any and all expenses, damages, and costs, including court costs and  
18 attorney fees, which may be sustained by the persons and/or entities named in this section as a  
19 result of said claims, suits, and actions.

20 **8. COMMISSION APPROVAL OF STIPULATION NECESSARY.**  
21 Once executed, this Stipulation will be filed with the Commission and will be put on the agenda  
22 for approval at its meeting, which by Nevada law is a public meeting. At that time, the DIVISION  
23 will recommend to the Commission approval of the Stipulation. RESPONDENT acknowledges and  
24 agrees that the Commission may approve this Stipulation, reject it, or suggest different terms  
25 which must be communicated to RESPONDENT and accepted or rejected by RESPONDENT before  
26 any such amendment shall become effective.

27 **9. SETTLEMENT DISCUSSIONS NOT EVIDENCE.** Any statements made during the  
28 discussions leading up to this Stipulation may not be discussed or introduced into evidence at any  
hearing. However, evidence of the Respondent's failure to abide by the terms of any Stipulation  
entered into with the Division, may be introduced at a hearing and used against the Respondent.

10. STIPULATION IS NOT A BAR TO FUTURE PROCEEDINGS. This Stipulation shall not constitute an estoppel, merger or bar to any administrative or civil proceeding by the Division with respect to any future matters or other matters that were not consideration for this Stipulation.

3 .....  
4 .....  
5 .....

6 SO STIPULATED

7 Dated: 11/19/21

8 REAL ESTATE DIVISION, Department of  
Business and Industry, State of Nevada

9  
10  
11 By: [Signature]  
Sharath Chandra  
Administrator

12  
13 Dated: 11/11/2021

14 [Signature]  
Respondent

15  
16 ORDER

17 The foregoing Stipulation was approved by a vote of the Nevada Commission of Appraisers  
18 of Real Estate on.

19 DATED this 25 day of January, 2021.

20 NEVADA COMMISSION OF APPRAISERS OF  
21 REAL ESTATE

22  
23 [Signature]  
24 Appraisal Commission President

1 **Exhibit A- Case Number 2020-406, Weiss**

2 **Violation found:**

3 **RECORD KEEPING RULE**

4 An appraiser must prepare a work file for each appraisal or appraisal review assignment. A work file  
5 must be in existence prior to the issuance of any report or other communication of assignment results. A  
6 written summary of an oral report must be added to the work file within a reasonable time after the  
issuance of the oral report.

The work file must include:

- 7 • all other data, information, and documentation necessary to support the appraiser's opinions and  
8 conclusions and to show compliance with USPAP, or references to the location(s) of such other  
data, information, and documentation.

9 **SCOPE OF WORK RULE**

10 For each appraisal and appraisal review assignment, an appraiser must:

- 11 1. identify the problem to be solved;
- 12 2. determine and perform the scope of work necessary to develop credible assignment results; and
- 13 3. disclose the scope of work in the report.

14 An appraiser must properly identify the problem to be solved in order to determine the appropriate  
15 scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to  
16 produce credible assignment results.

17 **STANDARD 1: REAL PROPERTY APPRAISAL, DEVELOPMENT**

18 In developing a real property appraisal, an appraiser must identify the problem to be solved,  
19 determine the scope of work necessary to solve the problem, and correctly complete research  
20 and analyses necessary to produce a credible appraisal.

21 **STANDARDS RULE 1-1**

In developing a real property appraisal, an appraiser must:

- 22 (b) not commit a substantial error of omission or commission that significantly affects an appraisal;  
and
- 23 (c) not render appraisal services in a careless or negligent manner, such as by making a series of  
24 errors that, although individually might not significantly affect the results of an appraisal, in the  
25 aggregate affects the credibility of those results.

26 **STANDARDS RULE 1-2**

In developing a real property appraisal, an appraiser must:

- 27 (e) identify, from sources the appraiser reasonably believes to be reliable, the characteristics of  
28 the property that are relevant to the type and definition of value and intended use of the  
29 appraisal, including:
  - 30 (i) its location and physical, legal, and economic characteristics;
  - 31 (ii) the real property interest to be valued;
  - 32 (iii) any personal property, trade fixtures, or intangible assets that are not real property but are  
33 included in the appraisal;
  - 34 (iv) any known easements, restrictions, encumbrances, leases, reservations, covenants,



1 contracts, declarations, special assessments, ordinances, or other items of a similar nature; and  
2 (v) whether the subject property is a fractional interest, physical segment, or partial holding;

3 **STANDARD 2: REAL PROPERTY APPRAISAL, REPORTING**

4 In reporting the results of a real property appraisal, an appraiser must communicate each analysis,  
5 opinion, and conclusion in a manner that is not misleading.

6 **STANDARDS RULE 2-1**

7 Each written or oral real property appraisal report must:

- 8 (a) clearly and accurately set forth the appraisal in a manner that will not be misleading;
- 9 (b) contain sufficient information to enable the intended users of the appraisal to understand the  
10 report properly;

11 **STANDARDS RULE 2-2**

12 Each written real property appraisal report must be prepared under one of the following options and  
13 prominently state which option is used: Appraisal Report or Restricted Appraisal Report.

14 (a) The content of an Appraisal Report must be consistent with the intended use of the appraisal and,  
15 at a minimum:

- 16 (iv) contain information, documents, and/or exhibits sufficient to identify the real estate  
17 involved in the appraisal, including the physical, legal, and economic property characteristics  
18 relevant to the assignment;
- 19 (xii) when an opinion of highest and best use was developed by the appraiser, state that  
20 opinion and summarize the support and rationale for that opinion;

21 **Facts and Rationale for Finding:**

22 **AARC Committee Recommendations:**

23 **EDUCATION RECOMMENDATIONS:**

24 Not less than 4 hour course Appraiser Self Protection: Documentation and Record Keeping

25 Not less than 4 hour course Scope of Work; Appraisal and Inspections

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