

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 GARY G. YOUNG,
11 (License No. A.0207799-CG),

12 Respondent.

Case No. 2024-975

**STIPULATION AND ORDER FOR
SETTLEMENT OF DISCIPLINARY
ACTION**

FILED

JAN 23 2025

NEVADA COMMISSION OF APPRAISERS

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13 This Stipulation and Order for Settlement of Disciplinary Action (the “Stipulation”)
14 is entered into by and between the State of Nevada, Department of Business and
15 Industry, Real Estate Division (“the Division”), through its Administrator Sharath
16 Chandra (“Petitioner”), by and through their attorney of record, Phil W. Su, Senior
17 Deputy Attorney General, and Respondent Gary G. Young, (“RESPONDENT”),
18 representing himself.

19 The Respondent is a Certified General Appraiser licensed by the Division, License
20 No. A.0207799-CG), and therefore is subject to the Jurisdiction of the Division and the
21 provisions of NRS and NAC Chapter 645C. By availing himself of the benefits and
22 protections of the laws of the State of Nevada, the Respondent has submitted to the
23 jurisdiction of the Division.

24 **SUMMARY OF FACTUAL ALLEGATIONS AS SET FORTH**
25 **IN THE COMPLAINT (CASE 2024-975)**

26 The Complaint filed by the Division alleges the following Factual Allegations
27 against RESPONDENT:
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1 1. On September 24, 2024, the Nevada Real Estate Division (“Division” or
2 “NRED”) received a self-reported copy of a September 23, 2024, stipulated disciplinary
3 agreement from RESPONDENT GARY G. YOUNG between RESPONDENT and the
4 Bureau of Real Estate Appraisers of California. (“BREA Disciplinary Order”) [NRED
5 0001-0016].

6 2. The BREA Disciplinary Order states “IT IS HEREBY ORDERED that
7 Respondent's Real Estate Appraisers License No. 033542 is revoked. However, the
8 revocation of Respondent's License shall be stayed, and Respondent's License shall be
9 publicly reprovod. Respondent's License shall be restricted and monitored on probation
10 for two (2) years from the effective date of the Decision and Order on the terms and
11 conditions described below. If Respondent fails to comply with the terms and conditions of
12 probation, as set forth below, the Bureau may revoke Respondent's License.” [NRED
13 0009-0013.]

14 3. The BREA Disciplinary Order further ordered, under the section entitled
15 “Restricted License – Supervision,” that “Respondent shall not supervise any individual
16 in the practice of real estate appraisal for the entire term of probation from the effective
17 date of the Decision and Order.” [NRED 0009].

18 4. On or about December 4, 2024, the Division’s investigator, James Silva,
19 recommended this matter be forwarded to the Commission for consideration of reciprocal
20 discipline. [NRED 0017-0019].

21 **SUMMARY OF VIOLATIONS OF LAW AS ALLEGED IN THE COMPLAINT**
22 **(CASE 2024-975)**

23 The Complaint filed by the Division alleges that RESPONDENT committed the
24 following violation of law:

25 1. RESPONDENT violated NRS 645C.460(1)(e) when he stipulated to subject
26 himself to revocation (subsequently stayed) in another jurisdiction, the State of
27 California, pursuant to the September 23, 2024, BREA Disciplinary Order.

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1 **PROPOSED SETTLEMENT AGREEMENT**

2 By entering into this Stipulation, the RESPONDENT does not admit the above
3 factual allegations and alleged violations of law as set forth in the Complaint for Case
4 2024-975, but nevertheless agrees to waive his right to contest the above-alleged facts and
5 legal violations if this Stipulation is approved by the Commission. Accordingly, in an
6 effort to avoid the time and expense of litigating these legal and factual issues before the
7 Commission, as well as any possible further legal appeals from any such decision, and the
8 parties desire to compromise and settle the instant controversy upon the following terms
9 and conditions:

10 1. RESPONDENT'S Nevada Residential Appraisal License ("No. A.0207799-
11 CG"), is hereby revoked (hereinafter, "the Nevada Reciprocal Stayed Revocation"), in
12 reciprocal fashion to the stayed revocation imposed upon his California Real Estate
13 Appraisers License (No. 033542), pursuant to the terms of the September 23, 2024, BRE
14 Disciplinary Order. However, the Nevada Reciprocal Stayed Revocation shall be stayed
15 until the first of either of the following events occur:

- 16 a. the stayed revocation of RESPONDENT'S California Real Estate
17 Appraisers License No. 033542 is lifted due to his full compliance with
18 the terms of the September 23, 2024, BRE Disciplinary Order, and
19 RESPONDENT thereafter provides written proof and notice of the lifted
20 stay for License No. 033542 to the Division; or
- 21 b. for a period of two (2) years from the effective date of order approving this
22 settlement stipulation.

23 2. If RESPONDENT fails to comply with the terms and conditions of this
24 settlement stipulation, as set forth below, the Commission may revoke RESPONDENT'S
25 Nevada Residential Appraisal License (No. A.0207799-CG).

26 3. RESPONDENT shall not supervise any interns in the practice of real estate
27 appraisal in Nevada until the Nevada Reciprocal Stayed Revocation has been lifted.

28 4. RESPONDENT agrees to pay the Division a total amount of ONE

1 THOUSAND SIX HUNDRED SIXTEEN DOLLARS and 32/100 cents (\$1,616.32)
2 (“Amount Due”), consisting of zero administrative fines imposed by the Division and the
3 Division’s pre-hearing attorney’s fees in the amount of ONE THOUSAND TWO
4 HUNDRED FIFTY SIX DOLLARS and 32/100 cents (\$1,256.32), and investigative costs
5 incurred in the total amount of THREE HUNDRED SIXTY DOLLARS AND NO CENTS
6 (\$360.00).

7 a. The Amount Due shall be payable to the Division in three (3) monthly
8 installments of FIVE HUNDRED THIRTY-EIGHT DOLLARS AND
9 77/100 CENTS (\$538.77) per month, with first payment due within thirty
10 (30) days of the effective date of the order approving this settlement
11 stipulation. Prepayment of any amounts due may be made without
12 penalty.

13 b. No grace period is permitted. If any monthly installment payment is not
14 actually received by the Division on or before its scheduled due date, that
15 shall be construed as an event of default by the RESPONDENT.

16 5. RESPONDENT and the Division agree that once this Agreement is approved
17 and fully performed, the Division will close its file in this matter and the Division agrees
18 not to pursue any other or greater remedies or fines in connection with RESPONDENT’S
19 alleged conduct referenced herein. The Division further agrees that unless
20 RESPONDENT fails to make timely payment, the Division will not bring any claim or
21 cause directly or indirectly based upon any of the facts, circumstances, or allegations
22 discovered during the Division’s investigation and prosecution of this case.

23 6. RESPONDENT agrees and understands that by entering into this
24 Stipulation, RESPONDENT is waiving his right to a hearing in each matter at which
25 RESPONDENT may present evidence in his defense, his right to a written decision on the
26 merits of the complaint, his rights to reconsideration and/or rehearing, appeal and/or
27 judicial review, and all other rights which may be accorded by the Nevada Administrative
28 Procedure Act, the Nevada Real Estate Appraisers statutes and accompanying

1 regulations, and the federal and state Constitutions.

2 7. RESPONDENT understands that this Agreement and other documentation
3 may be subject to public records laws. The Commission members who review this matter
4 for approval of this Stipulation may be the same members who ultimately hear, consider,
5 and decide the Complaints if this Stipulation is either not approved by the Commission or
6 is not timely performed by RESPONDENT.

7 8. RESPONDENT fully understands that he has the right to be represented by
8 legal counsel in these matters at his own expense.

9 9. Each party shall bear their own attorney's fees and costs, except as provided
10 above.

11 10. Approval of Stipulation. Once executed, this Stipulation will be filed with the
12 Commission and will be placed on the agenda for approval at its next public meeting. The
13 Division will recommend to the Commission approval of the Stipulation. RESPONDENT
14 agrees that the Commission may approve, reject, or suggest amendments to this
15 Stipulation that must be accepted or rejected by RESPONDENT before any amendment
16 is effective.

17 11. Withdrawal of Stipulation. If the Commission rejects this Stipulation or
18 suggests amendments unacceptable to RESPONDENT, RESPONDENT may withdraw
19 from this Stipulation, and the Division may pursue its Complaint before the Commission.
20 This Stipulation then shall become null and void and unenforceable in any manner
21 against either party.

22 12. Release. In consideration of the execution of this Stipulation,
23 RESPONDENT for himself, his heirs, executors, administrators, successors, and assigns,
24 hereby releases, remises, and forever discharges the State of Nevada, the Department of
25 Business and Industry, and the Division, and each of their respective members, agents,
26 employees, and counsel in their individual and representative capacities, from any and all
27 manner of actions, causes of action, suits, debts, judgments, executions, claims, and
28 demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever

1 had, now has, may have, or claim to have against any or all of the persons or entities
2 named in this section, arising out of or by reason of the Division's investigations, these
3 disciplinary actions, and all other matters relating thereto.

4 13. Indemnification. RESPONDENT hereby agrees to indemnify and hold
5 harmless the State of Nevada, the Department of Business and Industry, Petitioner, the
6 Division, and each of their respective members, agents, employees, and counsel, in their
7 individual and representative capacities, against any and all claims, suits, and actions
8 brought against said persons and/or entities by reason of the Division's investigations,
9 these disciplinary actions, and all other matters relating thereto, and against any and all
10 expenses, damages, and costs, including court costs and attorney fees, which may be
11 sustained by the persons and/or entities named in this section as a result of said claims,
12 suits, and actions.

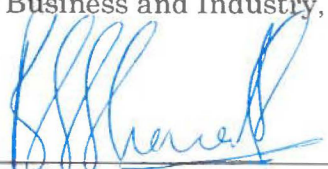
13 14. Default. In the event of default under this Stipulation, RESPONDENT
14 agrees that his license shall be immediately suspended, and the unpaid balance of the
15 administrative fine and costs, together with any attorneys' fees and costs that may have
16 been assessed, shall be due in full to the Division within ten calendar days of the date of
17 default. Debt collection actions for unpaid monetary assessments in this case may be
18 instituted by the Division or its assignee.

19 15. RESPONDENT has signed and dated this Stipulation only after reading and
20 understanding all terms herein.

21 IT IS SO STIPULATED.


22
23 Dated: January, 16, 2025.

24 NEVADA REAL ESTATE DIVISION
25 Dept. of Business and Industry, State of Nevada

26 By: 
27 SHARATH CHANDRA, Administrator
28 3300 West Sahara Avenue, Suite 350
Las Vegas, Nevada 89102

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Dated: January, 16, 2025.

By: 
GARY G. YOUNG
Respondent, License No. A.0207799-CG

Approved as to form:

AARON D. FORD
Attorney General

By: /s/ Phil W. Su
PHIL W. SU (Bar No. 10450)
Senior Deputy Attorney General
1 State of Nevada Way, Ste. 100
Las Vegas, Nevada 89119
(702) 486-3655
Attorneys for Real Estate Division

ORDER
Case No. 2024-975

IT IS ORDERED that the foregoing Stipulation for Settlement of Disciplinary Action, submitted by Petitioner and Respondent, is approved in full.

Dated: this 23 day of January, 2025.

COMMISSION OF APPRAISERS OF REAL ESTATE

By:  
President, Commission of Appraisers of Real Estate

Submitted by:
AARON D. FORD
Attorney General

By: /s/ Phil W. Su
PHIL W. SU (Bar No. 10450)
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