

1 +

2 BEFORE THE REAL ESTATE COMMISSION

3 STATE OF NEVADA

**FILED**

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

Case No. 2019-862

NOV 06 2020

REAL ESTATE COMMISSION  
BY *Evelyn Patten*

Petitioner,

8 vs.

9 GEORGE L. ANDERSON, III,

Respondent.

10  
11 **COMPLAINT AND NOTICE OF HEARING**

12 The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY  
13 OF THE STATE OF NEVADA ("Division") hereby notifies GEORGE L. ANDERSON, III  
14 ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE  
15 COMMISSION ("Commission"). The hearing will be held pursuant to Chapters 233B and Chapter 645  
16 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC").  
17 The purpose of the hearing is to consider the allegations stated below and to determine if the  
18 RESPONDENT should be subject to an administrative penalty as set forth in NAC 645.695, and the  
19 discipline to be imposed, if violations of law are proven.

20 **JURISDICTION**

21 RESPONDENT, at all relevant times mentioned in this Complaint, was licensed by the Division  
22 as a broker and holds a property management permit from the Division. He is therefore subject to the  
23 jurisdiction of the Division and the Commission and the provisions of NRS chapter 645 and NAC chapter  
24 645.

25 **FACTUAL ALLEGATIONS**

26 1. RESPONDENT was licensed by the Division as a broker under license numbers B.1001398.LLC  
27 and B.1001399.INDV, issued on June 10, 2014, said licenses being in "active" status at the time of filing  
28 this Complaint.

1  
2 2. RESPONDENT also holds a property management permit from the Division under  
3 PM.0166725.BKR and PM.0164970.BKR, said permits being in "active" status at the time of filing this  
4 Complaint.

5 3. On August 1, 2019, the Division sent RESPONDENT a letter regarding his failure to submit his  
6 Trust Account Reconciliations as required by NRS 645.310(5) pursuant to NAC 645.805(3) and  
7 requested that RESPONDENT pay a fine in the amount of \$1,000.00 ("Fine") and remit his Trust  
8 Account Reconciliations to the Division by September 3, 2019.

9 3. On September 3, 2019, RESPONDENT remitted payment of the Fine but failed to submit his  
10 Trust Account Reconciliations to the Division.

11 4. On January 24, 2020, the chief compliance/audit investigator for the Division emailed  
12 RESPONDENT stating the Division had received the Fine but not RESPONDENT's Trust Account  
13 Reconciliations, and that if the Division did not receive them, it would be filing a Complaint for a hearing  
14 before the Nevada Real Estate Commission.

15 5. The Division never received RESPONDENT's Trust Account Reconciliations, nor received any  
16 response from RESPONDENT.

17 6. On February 18, 2020, the Division sent RESPONDENT a letter regarding his failure to submit  
18 his Trust Account Reconciliations to the Division and properly notified him that a complaint would be  
19 filed against him for a hearing before the Nevada Real Estate Commission.

20 **VIOLATIONS**

21 7. RESPONDENT violated NRS 645.310(5) and NAC 645.806(1) and (2), by failing to submit his  
22 annual Trust Account Reconciliations to the Division.

23 ///

24 ///

25 ///

26 //

1 **DISCIPLINE AUTHORIZED**

2 1. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an  
3 administrative fine of up to \$10,000 per violation against RESPONDENT and further to suspend, revoke  
4 or place conditions on the license of RESPONDENT.

5 2. Additionally, under NRS Chapter 622, the Commission is authorized to impose costs of the  
6 proceeding upon RESPONDENT, including investigative costs and attorney’s fees, if the Commission  
7 otherwise imposes discipline on RESPONDENT.

8 3. Therefore, the Division requests that the Commission take such disciplinary action as it deems  
9 appropriate under the circumstances.

10 **NOTICE OF HEARING**

11 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider this  
12 Administrative Complaint against the above-named RESPONDENTS in accordance with Chapters 233B  
13 and 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

14 **THE HEARING WILL TAKE PLACE** at the Commission meeting scheduled for December  
15 7-9, 2020, beginning at approximately 9:00 a.m. each day, or until such time as the Commission  
16 concludes its business.

17 If the Governor’s Emergency Directive 006 - suspending physical location requirements - is  
18 extended through the date of the meeting, then the hearing will be held via virtual meeting. The  
19 Commission uses WebEx for its meetings. To join the hearing go to the Webex.com website and put in  
20 the Access code and Attendee ID:

21 **MONDAY, DECEMBER 7, 2020 Meeting number (Access code): 146 916 9796**

22 Password (Attendee ID): WyHprMwH856 (99477694856 from phones and video systems)

23 **TUESDAY, DECEMBER 8, 2020 Meeting number (Access code): 146 591 3821**

24 Password (Attendee ID): 22PeReJYYD2 (22737359932 from phones and video systems)

25 **WEDNESDAY, DECEMBER 9, 2020 Meeting number (Access code): 146 716 3477**

26 Password (Attendee ID): j4PSmx3br7 (54776923277 from phones and video systems)

1 If you do not have internet access, you may attend by phone at 1-844-621-3956 using the access  
2 codes and attendee IDs listed above. Some mobile devices may ask attendees to enter a numeric attendee  
3 ID provided above. If Emergency Directive 006 is not extended and the meeting is held in person, then  
4 the meeting will be located at the following locations:

5 Nevada State Business Center  
6 Real Estate Division  
7 3300 West Sahara Avenue, Suite 350  
8 Las Vegas, NV 89102

9 If you would like an email containing this information, before the hearing, please contact Evelyn  
10 Pattee, Commission Coordinator, at (702) 486-4074 or [epattee@red.nv.gov](mailto:epattee@red.nv.gov).

11 **YOUR RIGHTS AT THE HEARING:** except as mentioned below, the hearing is an open  
12 meeting under Nevada's open meeting law, and may be attended by the public. After the evidence and  
13 arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or  
14 professional competence. You are entitled to a copy of the transcript of the open and closed portions of  
15 the meeting, although you must pay for the transcription.

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

22 You have the right to request that the Commission issue subpoenas to compel witnesses to testify  
23 and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate  
24 the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in  
25 NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.875.

26 ///

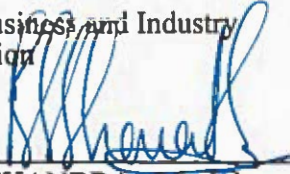
27 ///

28 ///

1 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC  
2 645 and if the allegations contained herein are substantially proven by the evidence presented and  
3 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
4 pursuant to NRS 645.235, 645.633 and or 645.630.

5 DATED this 3<sup>rd</sup> day of November, 2020.

6 State of Nevada  
7 Department of Business and Industry  
8 Real Estate Division

9 By:   
10 SHARATH CHANDRA, Administrator  
11 3300 West Sahara Avenue, Suite 350  
12 Las Vegas, Nevada 89102

13 AARON D. FORD  
14 Attorney General

15 By: *1st Karissa Neff*

16 KARISSA D. NEFF (Bar. No. 9133)  
17 Deputy Attorney General  
18 555 E. Washington Avenue, Suite 3900  
19 Las Vegas, Nevada 89101  
20 (702) 486-3894  
21 Attorneys for Real Estate Division  
22  
23  
24  
25  
26  
27  
28