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2 BEFORE THE REAL ESTATE COMMISSION
3 STATE OF NEVADA

FILED

NOV 06 2020

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

Case No. 2018-1476

REAL ESTATE COMMISSION
BY *[Signature]*

Petitioner,

8 vs.

9 MOZAFFAR DEHGHAN,

Respondent.

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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 MOZAFFAR DEHGHAN
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 number
27 B.0006285.CORP, issued on September 29, 1989, said license being "expired" at the time of filing this
28 Complaint.

1 2. RESPONDENT also held a property management permit from the Division under
2 PM.0162377.BKR, said permit being “expired” at the time of filing this Complaint.

3 3. On October 9, 2018, the compliance/audit investigator for the Division emailed RESPONDENT
4 asking if RESPONDENT had held any funds belonging to another person in the past year, under the
5 Nevada brokerage other than his own funds, and requested a prompt response from RESPONDENT.

6 4. On October 23, 2018, the Division sent RESPONDENT a letter stating that RESPONDENT had
7 failed to submit his Affidavit in Lieu of Form 546-A (“Affidavit”) as required by NAC 645.806(3), issued
8 RESPONDENT a fine in the amount of \$250.00 (“Fine”), and requested RESPONDENT remit payment
9 of the Fine and the Affidavit to the Division by November 26, 2018.

10 5. RESPONDENT did not appeal the Fine to the Division.

11 6. On December 27, 2018, the chief compliance/audit investigator for the Division emailed
12 RESPONDENT stating that the Division did not receive the Fine, did not receive the Affidavit, and
13 notified RESPONDENT that his failure to submit both would lead to a complaint being filed against him
14 for hearing before the Nevada Real Estate Commission.

15 7. RESPONDENT failed to pay the Fine, submit the Affidavit to the Division, or otherwise respond
16 to the Division.

17 **VIOLATIONS**

18 8. RESPONDENT violated NAC 645.806(3) by failing to submit his annual Affidavit in Lieu of
19 Form 546-A to the Division.

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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): j4PSmxc3br7 (54776923277 from phones and video systems)

27 If you do not have internet access, you may attend by phone at 1-844-621-3956 using the access
28 codes and attendee IDs listed above. Some mobile devices may ask attendees to enter a numeric attendee

1 ID provided above. If Emergency Directive 006 is not extended and the meeting is held in person, then
2 the meeting will be located at the following locations:

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

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

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

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

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

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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 3rd 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: */s/ Karissa Neff*

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