

1 BEFORE THE REAL ESTATE COMMISSION

2 STATE OF NEVADA

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

Case No. 2021-689

6 Petitioner,

FILED

7 vs.

OCT 20 2022

8 KATHY A. PERRAULT,

REAL ESTATE COMMISSION
BY 

9 Respondent.

10
11 **FINDING OF FACT, CONCLUSIONS OF LAW, AND ORDER**

12 This matter came on for hearing before the Real Estate Commission, Department of Business and
13 Industry, State of Nevada (the "Commission"), during a regular agenda set for a three-day stack
14 commencing on September 27, 2022 (the "Hearing"). RESPONDENT Kathy Perrault
15 ("RESPONDENT") appeared at the hearing *pro se*. Matthew Feeley, Esq., Deputy Attorney General with
16 the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department
17 of Business and Industry, State of Nevada (the "Division").

18 After hearing testimony presented in this matter and for good cause appearing, the Commission
19 now enters its Findings of Fact, Conclusions of Law, and Order in this matter as follows:

20 **JURISDICTION**

21 RESPONDENT is licensed as a real estate salesperson by the Division. She is therefore subject
22 to the jurisdiction of the Division and the Commission and the provisions of NRS chapter 645 and NAC
23 chapter 645.

24 **FINDINGS OF FACT**

25 The Commission, based on the evidence presented during the Hearing and the vote that carried,
26 enters the finding of the following facts:

27 1. RESPONDENT was licensed by the Division as a salesperson, under license S.0187572,
28 said license being issued on May 10, 2019, and is currently in active status.

1 2. RESPONDENT was licensed by the Division as a salesperson, under license S.0052300,
2 said license being issued on April 30, 2002, and was active for the majority of the time until April 24,
3 2014.

4 3. RESPONDENT is a salesperson with R.E. HORNER REALTY and has been since May
5 10, 2019.

6 4. On January 29, 2014, RESPONDENT was charged by the State of Nevada with First
7 Degree Kidnapping, a Category A Felony. A trial was held, and on August 13, 2014, RESPONDENT
8 was found guilty of the charge.

9 5. RESPONDENT was sentenced to serve time in prison and was assigned to the Florence
10 McClure Women's Correctional Center (FMWCC) until her release on January 3, 2019. RESPONDENT
11 completed all parole requirements as of July 14, 2021.

12 6. After release from prison, RESPONDENT reapplied for a salesperson license with the
13 Division on April 22, 2019.

14 7. RESPONDENT was completely honest and forthright in her April 22, 2019, application.
15 RESPONDENT provided all required information concerning her felony conviction.

16 8. On July 6, 2021, the Division sent a letter notifying RESPONDENT that an investigation
17 has begun regarding the felony.

18 9. On July 29, 2021, the Division sent a follow up letter to RESPONDENT notifying her
19 that the division had obtained sufficient evidence to commence disciplinary action and intends to file a
20 complaint for hearing before the Nevada Real Estate Division.

21 **VIOLATIONS OF LAW**

22 Based on the foregoing findings of fact by default, the Commission concludes, by the vote that
23 carried, that RESPONDENT is in violation of:

24 10. RESPONDENT is in violation of NRS 645.633(1)(d)(2) as RESPONDENT has been
25 convicted of a crime involving fraud, deceit, misrepresentation and/or moral turpitude, specifically, first
26 degree kidnapping.

27 ...

28 ...

1 **ORDER**

2 1. The COMMISSION ORDERS that RESPONDENT shall face no discipline, there be no
3 fine, and that the RESPONDENT's Real Estate License remain active.

4 2. The Commission retains jurisdiction for correcting any errors that may have occurred
5 in the drafting and issuance of this document.

6 3. This order shall become effective on the 20th day of November, 2022.

7 DATED this 20th day of October, 2022.

8 REAL ESTATE COMMISSION
9 STATE OF NEVADA

10
11 By: 
12 President, Nevada Real Estate Commission

13 Submitted by:

14 AARON D. FORD
15 Attorney General

16 By: /s/ Matthew Feeley
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