

BEFORE THE REAL ESTATE COMMISSION

FILED

STATE OF NEVADA

FEB 24 2022

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION, DEPARTMENT
OF BUSINESS & INDUSTRY,
STATE OF NEVADA,

Case No. 2021-689

REAL ESTATE COMMISSION
BY Evelyn Patten

Petitioner,

vs.

KATHY A. PERRAULT,

Respondent.

COMPLAINT AND NOTICE OF HEARING

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division"), by and through its counsel, Aaron D. Ford, Attorney General of the State of Nevada, and Matthew Feeley, Deputy Attorney General, hereby notifies RESPONDENT KATHY A. PERRAULT ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION. The hearing will be held pursuant to Chapters 233B and Chapter 645 of the Nevada Revised Statutes ("NRS") and Chapter 645 of the Nevada Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below and to determine if the RESPONDENT should be subject to an administrative penalty as set forth in NRS 645.633, NRS 645.630, NRS 645.235 and NRS 622.400, and the discipline to be imposed, if violations of law are proven.

JURISDICTION

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

FACTUAL ALLEGATIONS

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

...

1 **DISCIPLINE AUTHORIZED**

2 11. Pursuant to NRS 645.630 and NRS 645.633, the Commission is empowered to impose an
3 administrative fine per violation against RESPONDENT that may not exceed \$10,000, and further to
4 suspend, revoke or place conditions on the license of RESPONDENT.

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

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

10 **NOTICE OF HEARING**

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

14 **THE HEARING WILL TAKE PLACE on March 29, 2022, commencing at 9:00 a.m., or as**
15 **soon thereafter as the Commission is able to hear the matter, and each day thereafter commencing**
16 **at 9:00 a.m. through March 31, 2022, or earlier if the business of the Commission is concluded.**
17 **The Commission meeting will be held on March 29, 2022, at the Nevada State Business Center,**
18 **3300 West Sahara Avenue, 4th Floor – Tahoe Room, Las Vegas, Nevada 89102. The meeting will**
19 **continue on March 30, 2022, at the Nevada State Business Center, 3300 West Sahara Avenue, 4th**
20 **Floor – Tahoe Room, Las Vegas, Nevada 89102, commencing at 9:00 a.m., and on March 31, 2022,**
21 **should business not be concluded, starting at 9:00 a.m. at the Nevada State Business Center, 3300**
22 **West Sahara Avenue, 4th Floor – Tahoe Room, Las Vegas, Nevada 89102**

23 **If the meeting will not be conducted in person, then you will be notified by known email**
24 **or mail as soon as possible that the Commission will conduct a virtual meeting using Webex.com**
25 **with the meeting information as follows:**

26 ...
27 ...
28 ...

1 **DIAL-IN NUMBER: (844) 621-3956 or Webex.com**

2 **TUESDAY, MARCH 29, 2022 MEETING NUMBER ACCESS CODE: 2492 043 1496**
3 **MEETING PASSWORD: 38YerzTWmU3 (38937989683 from phones and video systems)**

4 **WEDNESDAY, MARCH 30, 2022 MEETING NUMBER ACCESS CODE: 2487 420 4399**
5 **MEETING PASSWORD: Kmmix976v52 (56649976852 from phones and video systems)**

6 **THURSDAY, MARCH 31, 2022 MEETING NUMBER ACCESS CODE: 2486 415 0596**
7 **MEETING PASSWORD: MjPpJCFs723 (65775237723 from phones and video systems)**

8 **STACKED CALENDAR: Your hearing is one of several hearings scheduled at the same**
9 **time as part of a regular meeting of the Commission that is expected to last from March 29, 2022,**
10 **through March 31, 2022, or earlier if the business of the Commission is concluded. Thus, your**
11 **hearing may be continued until later in the day or from day to day. It is your responsibility to be**
12 **present when your case is called. If you are not present when your hearing is called, a default may**
13 **be entered against you and the Commission may decide the case as if all allegations in the complaint**
14 **were true. If you have any questions please call Evelyn Pattee, Commission Coordinator (702) 486-**
15 **4074.**

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

21 As the RESPONDENT, you are specifically informed that you have the right to appear and be
22 heard in your defense, either personally or through your counsel of choice. At the hearing, the Division
23 has the burden of proving the allegations in the complaint and will call witnesses and present evidence
24 against you. You have the right to respond and to present relevant evidence and argument on all issues
25 involved.

26 You have the right to call and examine witnesses, introduce exhibits, and cross-examine opposing
27 witnesses on any matter relevant to the issues involved.

28 You have the right to request that the Commission issue subpoenas to compel witnesses to testify
and/or evidence to be offered on your behalf. In making the request, you may be required to demonstrate

1 the relevance of the witness' testimony and/or evidence. Other important rights you have are listed in
2 NRS 645.680 through 645.990, NRS Chapter 233B, and NAC 645.810 through 645.920.

3 The purpose of the hearing is to determine if the RESPONDENT has violated NRS 645 or NAC
4 645 and if the allegations contained herein are substantially proven by the evidence presented and to
5 further determine what administrative penalty, if any, is to be assessed against the RESPONDENT,
6 pursuant to NRS 645.630, NRS 645.633, NRS 645.235 or NRS 645.230.

7 DATED this 23 day of February, 2022.

8 State of Nevada
9 Department of Business and Industry
10 Real Estate Division

11 By: 
12 SHARATH CHANDRA, Administrator
13 3300 West Sahara Avenue, Suite 350
14 Las Vegas, Nevada 89102

15 AARON D. FORD
16 Attorney General

17 By: /s/ Matthew Feeley
18 MATTHEW FEELEY (Bar. No. 13336)
19 Deputy Attorney General
20 555 E. Washington Avenue, Suite 3900
21 Las Vegas, Nevada 89101
22 (702) 486-7629
23 Attorneys for Real Estate Division
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