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BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Petitioner,

vs.

ALISON LEE,

Respondent.

Case No. 2022-881

FILED

NOV 14 2023

REAL ESTATE COMMISSION

BY Kelley Valadez

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This matter came on for hearing before the Real Estate Commission, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda set for a three-day stack commencing November 7, 2023 (the "Hearing"). RESPONDENT Alison Lee ("RESPONDENT") appeared by virtual means, with her counsel Audren Tawaji, Esq. Christal Park Keegan, Esq., Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division"). After hearing testimony presented in this matter and for good cause appearing, the Commission now enters its Findings of Fact, Conclusions of Law, and Order against RESPONDENT as follows:

JURISDICTION

RESPONDENT, at all relevant times mentioned in this Complaint, held herself out and/or otherwise performed acts as a person licensed as a Broker/Salesperson, and/or property manager permit holder, in the State of Nevada. RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS chapter 645 and NAC chapter 645.

FINDINGS OF FACT

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

...

1 At all times relevant to this Complaint, Tahoe Lake Love was a California corporation that offered
2 premium vacation rentals of Nevada properties on its website TahoeLakeLove.com. *NRED 000090,*
3 *NRED 000106, and NRED 000101.*

4 At all times relevant to this Complaint, RESPONDENT was the Chief Executive Officer,
5 Secretary, and Chief Financial Officer for the corporation Tahoe Lake Love. *NRED 000090.*

6 At all times relevant to this Complaint, RESPONDENT did not have a Nevada real estate license
7 and/or property manager permit. *NRED 000002–NRED 000003.*

8 On or about February 4, 2022, Complainants entered into a Short-Term Rental Agreement with
9 RESPONDENT’S vacation rental company for their property on 682 Ralston Court, Incline Village,
10 Nevada 89451 (the “Property”). *NRED 000112–NRED 000116.*

11 RESPONDENT marketed the Property for rent on her website and/or through AirBnB.
12 *NRED 000109.*

13 RESPONDENT received compensation in the rental transaction of the Property.
14 *NRED 000126, NRED 000128, and NRED 000130.*

15 As a result, on or about November 2, 2022, Complainants reached out to the Division and learned
16 RESPONDENT did not have a license or permit in the State of Nevada. *NRED 000109.*

17 Thereafter, on or about November 21, 2022, Complainants filed a complaint against the
18 RESPONDENT. *NRED 000108.*

19 From December of 2022 to May of 2023, the Division sent three opening letters, and two
20 demand letters upon the RESPONDENT. *NRED 000008, NRED 000015, NRED 000025, NRED 000047,*
21 *NRED 000037, NRED 000049.*

22 On or about December 21, 2022 and January 12, 2023, respectively, the Division
23 issued Cease and Desist Orders upon the RESPONDENT. *NRED 000077–NRED 000078, and*
24 *NRED 000081–NRED 000082.*

25 As of June 6, 2023, RESPONDENT continued to advertise a Nevada vacation rental
26 property on her website: “Boho Hideaway” located “in the heart of Incline Village” (Nevada).
27 *NRED 000101.*

28 ...

1 **CONCLUSIONS OF LAW**

2 Whereas the Commission found that the Division proved by a preponderance of the evidence the
3 foregoing findings of fact, and concludes by unanimous vote that the RESPONDENT committed the
4 following violations of law, as presented in the Complaint:

5 1. RESPONDENT violated NRS 645.230(1)(a) when she offered to engage in the business
6 of property management, rental and/or lease of, for a fee, in Nevada, without a license.

7 2. RESPONDENT violated NRS 645.230(1)(b) when, pursuant to a property management
8 agreement, for a fee, engaged in property management activities without a license.

9 **ORDER**

10 The Commission, being fully apprised in the premises, and good cause appearing to the
11 Commission, and by vote that carried, ORDERS as follows:

12 1. RESPONDENT shall pay an administrative fine to the Division in the total amount of
13 \$26,625.47 (“Amount Due”), which includes a fine of \$22,034.74 for violations of law and \$4,590.73 for
14 the Division’s costs and attorney’s fees, within thirty (30) days from the effective date of this Order.

15 2. If payment is not actually received by the Division on or before its due date, it shall be a
16 default by RESPONDENT. In the event of default, the unpaid balance of the administrative fine and
17 costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the
18 Division within ten (10) calendar days of the date of default, and the Division may obtain a judgment for
19 the amount owed, including collection fees and costs.

20 3. The Commission retains jurisdiction for correcting any errors that may have occurred in
21 the drafting and issuance of this document.

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1 4. This Order shall become effective thirty (30) days after the date of this Order.


2 Dated this 13 day of November, 2023.

3 NEVADA REAL ESTATE COMMISSION

4
5 By: 
6 President, Nevada Real Estate Commission

7 Dated this 9th day of November, 2023.

8 AARON D. FORD
9 Attorney General

10 By: 
11 CHRISTAL P. KEEGAN (Bar No. 12725)
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