

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2024-236

Petitioner,

FILED

vs.

JUL 11 2024

LINDA ABRAMS,
B.0037670.INDV,

REAL ESTATE COMMISSION

BY Kelly Valadez

Respondent.

COMPLAINT AND NOTICE OF HEARING

The REAL ESTATE DIVISION OF THE DEPARTMENT OF BUSINESS AND INDUSTRY OF THE STATE OF NEVADA ("Division") hereby notifies RESPONDENT LINDA ABRAMS ("RESPONDENT") of an administrative hearing before the STATE OF NEVADA REAL ESTATE COMMISSION ("Commission"). The hearing will be held pursuant to Chapter 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 NAC 645.806 (3), and the discipline to be imposed, if violations of law are proven.

JURISDICTION

RESPONDENT was at all relevant times mentioned in the Complaint licensed as a Broker under license number B.0037670.INDV and 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. At all times relevant to this Complaint, RESPONDENT has been broker of record of ABL Real Estate and Property Management. [NRED0001-0005]
2. RESPONDENT'S broker's license was first issued in 2001. [NRED0002]
3. In 2022, RESPONDENT failed to submit her mandatory 546A Affidavit form by the expiration month of her broker's license (January 31, 2022). [NRED0003-0005]

1 4. On February 28, 2022, the Division sent a courtesy email to RESPONDENT reminding
2 her of her obligation to annually submit a Trust Account Reconciliation form 546 or 546A and reminding
3 RESPONDENT of the annual deadline for submitting these. [NRED0004]

4 5. On March 14, 2022, the Division mailed a courtesy letter to RESPONDENT reminding
5 her of her obligation to annually submit a Trust Account Reconciliation form. [NRED0005]

6 6. On September 19, 2022, RESPONDENT submitted her late 2021 Form 546A.
7 [NRED0003]

8 7. On February 1, 2023, RESPONDENT submitted her 2022 Form 546A. [NRED0003]

9 8. In 2024, RESPONDENT again failed to submit her mandatory 546A Affidavit form by
10 the expiration month of her broker's license. [NRED0006-0007]

11 9. On March 13, 2024, the Division sent a Notice of Violation letter to RESPONDENT at
12 both her business and personal addresses of record, notifying her that the Division was imposing a \$250
13 fine pursuant to NAC 645.695, requesting her to complete her 546A form, and advising her of her appeal
14 rights if she disagreed with the finding of violation and/or imposition of the fine. [NRED0006-0011]

15 10. Because both copies of the March 13, 2024, letter were returned by USPS as undelivered,
16 the Division investigator emailed the March 13, 2024, letter to RESPONDENT. [NRED0011]

17 11. On April 23, 2024, the Division Investigator sent RESPONDENT a second reminder
18 email reminding her to comply with her reporting obligations and to pay the fine. [NRED0012-0013]

19 12. On May 6, 2024, the Division Investigator sent RESPONDENT a NRS 233B letter via
20 certified mail, informing RESPONDENT of the Division intent to refer the matter for hearing before the
21 Real Estate Commission. [NRED0015-0016]

22 13. As of May 6, 2024, RESPONDENT had not submitted her 2023 Form 546A or paid her
23 fine. [NRED0015]

24 VIOLATIONS OF LAW

25 RESPONDENT has committed the following violations of law:

26 1. RESPONDENT violated NRS 645.633(1)(b) pursuant to NAC 645.806(3) by failing
27 to timely submit her annual Form 546A Affidavit to the Division for 2024, due by the last day of the
28 expiration month for her broker license.

1 2. RESPONDENT violated NRS 645.633(1)(b) pursuant to NAC 645.695 by failing to
2 pay the \$250.00 administrative fine levied by the Division for failure to timely submit the 2024 Form
3 546A Affidavit.

4 **DISCIPLINE AUTHORIZED**

5 Pursuant to NRS 645.630(g)(2), the Commission is empowered to impose an administrative fine
6 of up to \$10,000 per violation and suspend, revoke, or place conditions on RESPONDENT'S license if
7 warranted.

8 Additionally, under NRS 622.400, the Commission is authorized to impose costs of the
9 proceeding upon RESPONDENT, including investigative costs and attorney's fees, if the Commission
10 otherwise imposes discipline on RESPONDENT.

11 Therefore, the Division requests that the Commission take such disciplinary action as it deems
12 appropriate under the circumstances.

13 **NOTICE OF HEARING**

14 **PLEASE TAKE NOTICE**, that a disciplinary hearing has been set to consider the
15 Administrative Complaint against the above-named Respondent in accordance with Chapters 233B and
16 645 of the Nevada Revised Statutes and Chapter 645 of the Nevada Administrative Code.

17 **THE HEARING WILL TAKE PLACE on August 13, 2024, commencing at 9:00 a.m., or as**
18 **soon thereafter as the Commission is able to hear the matter, and each day thereafter commencing**
19 **at 9:00 a.m. through August 15, 2024, or earlier if the business of the Commission is concluded.**
20 **The Commission meeting will be held on August 13, 2024, at the Nevada Division of Insurance,**
21 **1818 E. College Parkway, Suite 103, Carson City, Nevada 89706, with video conference to the**
22 **Nevada State Business Center 3300 West Sahara Avenue, 4th Floor, Nevada Room, Las Vegas,**
23 **Nevada 89102. The meeting will continue on each day thereafter commencing at 9:00 a.m. through**
24 **August 15, 2024, until the business of the Commission is concluded.**

25 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same
26 time as part of a regular meeting of the Commission that is expected to last from August 13, 2024,
27 through August 15, 2024, or earlier if the business of the Commission is concluded. Thus, your
28 hearing may be continued until later in the day or from day to day. It is your responsibility to be

1 **present when your case is called. If you are not present when your hearing is called, a default may**
2 **be entered against you and the Commission may decide the case as if all allegations in the complaint**
3 **were true. If you have any questions, please call Kelly Valadez, Commission Coordinator, at (702)**
4 **486-4606.**

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

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

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

20 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC
21 645 and if the allegations contained herein are substantially proven by the evidence presented and
22 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,

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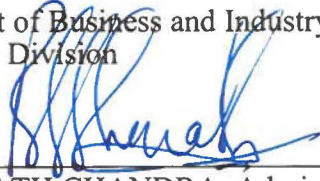
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1 pursuant to NRS 645.235, 645.633 and or 645.630.

2 DATED the 10 day of July, 2024.

3 State of Nevada
4 Department of Business and Industry
5 Real Estate Division

6 By: 
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10 AARON D. FORD
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