

BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

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

Case No. 2025-355

Petitioner,

**FILED**

vs.

JAN 09 2026

DEANN DUSSAULT,  
(B.1001917-INDV),

REAL ESTATE COMMISSION  
BY 

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 DEANN DUSSAULT ("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.1001917-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 a licensed broker with the Nevada Real Estate Division, license number B.1001917-INDV, and broker of record for Dussault Property Management. [NRED0001-0003].
2. RESPONDENT'S broker's license was first issued on January 26, 2017. [NRED0001]
3. On March 8, 2024, the Division, through then-Chief Investigator Jan Holle, sent a courtesy

1 email to RESPONDENT reminding her of her obligation to annually submit a Trust Account  
2 Reconciliation form 546 or 546A for the 2024 period reminding RESPONDENT of the annual deadline  
3 for submitting that form, the last day of January, the expiration month of her broker's license.  
4 [NRED0002].

5 4. On May 13, 2025, the Division sent RESPONDENT a Notice of Violation letter to her  
6 address of record notifying her that the Division was imposing a \$1,000.00 fine pursuant to NAC 645.695  
7 for failure to submit her Annual Trust Account reconciliation, and advised her of her appeal rights if she  
8 disagreed with the finding of violation and/or imposition of the fine. [NRED0004-0005].

9 5. On June 24, 2025, the Division sent RESPONDENT a follow-up to the Notice of Violation  
10 letter via both physical mail and email, indicating that she has not yet submitted her trust account  
11 reconciliation or paid the \$1,000.00 administrative fine, and that if she did not remit payment of the fine  
12 and her reconciliation by July 8, 2025, she could face further disciplinary action. [NRED0009-0011].

13 6. On September 22, 2025, the Division, through Chief Investigator Rebecca Bruce, sent an  
14 email to RESPONDENT reminding her of her obligation to submit her Trust Account Reconciliation for  
15 2025 immediately, and informing her she needed to pay a \$1,000 administrative fine. [NRED0002].

16 7. On October 3, 2025, the Division issued NRS 233B letters via certified mail to her  
17 addresses of record, informing RESPONDENT of the Division's intent to refer the matter for hearing  
18 before the Real Estate Commission for potential violations of NRS 645.806(2). [NRED0012-0014].

#### 19 VIOLATIONS OF LAW

20 RESPONDENT has committed the following violations of law:

21 1. RESPONDENT violated NRS 645.633(1)(b) pursuant to NAC 645.806(2) by failing  
22 to timely submit her annual Form 546 Trust Account Reconciliation Form to the Division by the last day  
23 of the expiration month for her broker license, January 2025.

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1 **DISCIPLINE AUTHORIZED**

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

5 Additionally, under NRS 622.400, 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 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 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 February 10, 2026, commencing at 9:00 a.m., or  
15 as soon thereafter as the Commission is able to hear the matter, and each day thereafter  
16 commencing at 9:00 a.m. through February 12, 2026, or earlier if the business of the Commission  
17 is concluded. The Commission meeting will be held at the Nevada State Business Center, 3300  
18 West Sahara Avenue, 4<sup>th</sup> Floor, Nevada Room, Las Vegas, Nevada 89102 and video conference to  
19 the Nevada Division of Insurance, 1818 College Parkway, Suite 103, Carson City, Nevada 89706.

20 **STACKED CALENDAR:** Your hearing is one of several hearings scheduled at the same  
21 time as part of a regular meeting of the Commission that is expected to last from February 10,  
22 2026, through February 12, 2026, or earlier if the business of the Commission is concluded. Thus,  
23 your hearing may be continued until later in the day or from day to day. It is your responsibility  
24 to be present when your case is called. If you are not present when your hearing is called, a default  
25 may be entered against you and the Commission may decide the case as if all allegations in the  
26 complaint were true. If you have any questions, please call Amy Reveyrand, Commission  
27 Coordinator, at (702) 486-4606.

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

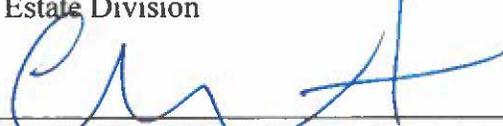
6 As the Respondent, you are specifically informed that you have the right to appear and be heard  
7 in your defense, either personally or through your counsel of choice. At the hearing, the Division has the  
8 burden of proving the allegations in the complaint and will call witnesses and present evidence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

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

16 The purpose of the hearing is to determine if the Respondent has violated NRS 645 and/or NAC  
17 645 and if the allegations contained herein are substantially proven by the evidence presented and  
18 to further determine what administrative penalty is to be assessed against the RESPONDENT, if any,  
19 pursuant to NRS 645.235, 645.633 and or 645.630.

20 DATED the 9th day of January, 2026.

21 State of Nevada  
22 Department of Business and Industry  
23 Real Estate Division

24 By:   
25 CHARVEZ FOGER, Deputy Administrator  
26 3300 West Sahara Avenue, Suite 350  
27 Las Vegas, Nevada 89102

28 AARON D. FORD  
Attorney General

By: /s/ Phil W. Su  
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