

Open House

A newsletter for Nevada Real Estate Licensees

September / October / November / December 2021



The Mission of the Nevada Real Estate Division:

To protect the public and Nevada's real estate sectors by fairly and effectively regulating real estate professionals through licensure, registration, education and enforcement.



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CE Program Specialist*
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Publications Writer*
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DIVISION NEWS

A Warm Welcome to Deputy Administrator Charvez Foger

NRED Administrator Sharath Chandra announced June 30, 2021, that he filled a key leadership position at the Division. Charvez Foger was named Deputy Administrator of the Nevada Real Estate Division effective July 1. He is responsible for overseeing the development of the Division's educational offerings, compliance section enhancement, new technology, staff development, and statewide outreach and resource deployment.

Charvez has served as the Division's Ombudsman for Common Interest Communities since February 2017. Under his leadership, he and his staff have implemented several new programs to enhance the operations and effectiveness of the Office of the Ombudsman. Prior to that, he worked for the office of Senator Harry Reid for more than two decades in various roles including Deputy Regional Director

for Administration, Director of Homeland Security and Director of Veterans & Military Affairs.

Prior to his time in public service, Charvez accepted a football scholarship to the University of Nevada, Reno and was drafted by both the Dallas Cowboys and the Pittsburgh Steelers. In addition to having been inducted into University of Nevada, Reno College Football Hall of Fame, Charvez is active as an inspector with the Nevada Athletic Commission. Charvez is also an active voting member of the United States Ombudsman Association (USOA). In his free time, he and his wife stay busy with their daughter India, one of the top youth soccer players in Nevada, traveling and supporting her at tournaments.

"I am excited to have Charvez continue to serve in this new role to help lead the division's technology, education and compliance initiatives," said Chandra.



New Technology Fee Effective August 1, 2021

In compliance with [Senate Bill 276](#), effective August 1, 2021, the Division instituted a \$15 technology fee on all **original and renewal applications**. All money collected from the technology fee will be used only to acquire technology for or improve the technology used by the Division.

See below for a full list of licenses, certificates, permits and registrations affected by this change.

1. Real Estate Brokers and Salesmen - NRS 645.830
In addition to the fees imposed by subsection 1 and NRS 645.843, each applicant for the issuance or renewal of a real estate broker's, broker-salesperson's or salesperson's license issued pursuant to this chapter must pay to the Division a technology fee of \$15.
2. (a) Appraisers of Real Estate - NRS 645C.450
In addition to any fees imposed pursuant to subsection 1, each applicant for the issuance or renewal of a certificate, license or registration card issued pursuant to this chapter must pay to the Division a technology fee of \$15.
(b) AMC's - NRS 645C.680
In addition to the fees established pursuant to subsection 1, each applicant for the issuance or renewal of a registration as an appraisal management company must pay to the Division a technology fee of \$15
3. Inspectors of Structures and Energy Auditors - NRS 645D.240

- In addition to the fees imposed by subsection 1, each applicant for the issuance or renewal of a certificate or license issued pursuant to this chapter must pay to the Division a technology fee of \$15
4. (a) Asset Management Companies and Asset Managers - NRS 645H.530
In addition to the fee imposed by subsection 1, a person who applies to the Division for a permit to engage in asset management pursuant to subsection 1 must pay to the Division a technology fee of \$15.
(b) In addition to the fee imposed by subsection 1, a registrant who submits to the Division an application for renewal of a permit pursuant to subsection 1 must pay to the Division a technology fee of \$15.
 5. Time Shares - NRS 119A.360
In addition to the fees imposed by subsection 1, each applicant for the issuance or renewal of a license as a sales agent must pay to the Division a technology fee of \$15

AFFECTED LICENSES, CERTIFICATES, PERMITS, & REGISTRATIONS

- BROKERS
- BROKER-SALESPERSONS
- SALESPERSONS
- APPRAISER - CERTIFIED GENERAL
- APPRAISER - CERTIFIED RESIDENTIAL
- APPRAISER - INTERN
- APPRAISER - RESIDENTIAL
- APPRAISAL MANAGEMENT COMPANIES
- ENERGY AUDITORS
- INSPECTOR OF STRUCTURES - GENERAL
- INSPECTOR OF STRUCTURES - MASTER
- INSPECTOR OF STRUCTURES - RESIDENTIAL
- ASSET MANAGEMENT COMPANIES
- ASSET MANAGERS
- TIMESHARE SALES AGENTS

FAQS

INACTIVE REAL ESTATE LICENSES

WHAT IS THE DEFINITION OF "INACTIVE" STATUS?

A license that is current (renewed), unsuspended or un-revoked, and is not affiliated with a broker, developer, or real estate company is an "Inactive" license. The inactive status does not allow the individual to conduct any real estate transactions until the license is placed on "active" status ([NAC 645.040](#)).

HOW DO I PLACE MY LICENSE ON INACTIVE STATUS?

The Division requires the original Salesperson and Broker-Salesperson license to be returned with a signed termination notice, [Form 505](#), from the broker. The Division must receive all original licenses within 10 days of termination or disassociation date.

WILL I LOSE MY LICENSE IF THE RENEWAL FEE IS NOT PAID BY THE EXPIRATION DATE?

Each licensee is responsible for renewing their license on time. If a license is not renewed, the license is placed on "Expired" status after midnight of the renewal date. You may choose to renew your license within one year from the expiration date of your license. Late renewals pay the renewal fee with an additional late penalty fee.

AS A BROKER, HOW DO I INACTIVATE MYSELF?

The Broker returns their original license with the Location of Records [Form 512](#) and any real estate license on "active" status with [Form 505](#).

DO I STILL NEED TO RENEW MY LICENSE IF I AM INACTIVE AND, IF SO, WHAT IS THE FEE?

Yes, the renewal fee is due whether your license is on an active or inactive status. Licenses on "inactive" status are not required to submit continuing education.

HOW LONG CAN MY LICENSE REMAIN INACTIVE?

There is no time limit for how long a license can be on inactive status, however, you are still required to renew your inactive license each renewal period.

WHAT WILL I NEED TO REINSTATE MY INACTIVE LICENSE?

Please review the application for reinstatement, [Form 544](#).



Friendly Takeaways for Continuing Education Providers

DON'T FORGET THE BIG PICTURE

The detailed nature of content creation can muddle the big picture of continuing education rather quickly. However, licensees play an integral role in ensuring real estate transactions are successfully executed in accordance with various layers of federal, state, and local law, in addition to the ethical requirements of associations. Continuing education is a vital component of a licensee's career; well-designed and informative courses keep them abreast of new legislative developments and important industry-wide considerations. The Division truly appreciates the tremendous contributions made by the several sponsors who find this educational charge important and who have worked hard to develop a robust curriculum of content.

To further improve upon the extensive foundation already in place, the Division is asking course developers and instructors to pay careful attention to the

following considerations aimed at streamlining the continuing education course application process.

SINGLE DESIGNATION

As much as possible, we ask that sponsors attempt to keep their courses focused on a single designation. Though the designations inevitably touch upon one another, each comes with a full basket of best practices, protocols, and considerations that a licensee ought to be informed of. To ensure the highest quality of instruction in any one category, we ask that the content remain focused in that subject area and be made as robust as possible within the requested credit hours. For more information about the qualifying criteria and what to include to satisfy each, course designers are invited to review the course manual (available at https://red.nv.gov/uploadedFiles/rednvgov/Content/Publications/References/Course_Manual.pdf).

DISTANCE EDUCATION

Distance education is an exciting area of instruction that has been around far longer than the present digital age in which it has proliferated, essentially beginning with ancient carvings of millennia long since passed. This is an ever-evolving sphere of pedagogy, and the only certainty is the way it is implemented today likely will not be tomorrow. All course designers involved in developing modular based, asynchronous education are encouraged to review the accreditation standards of various professional organizations (such as ARELLO, IACET, etc.) for inspiration. There is a high volume of information available in the public domain to help course designers put their best foot forward. Course developers may even consider enrolling in a certification program to refine their skills and realize their full potential as content creators.

Additionally, course designers



are requested to refrain from submitting their course applications until the content is complete, functional, and available in their learning management system (LMS). Further, should your LMS or course writing software provide a structure for compiling stakeholder feedback, please provide it in the course application. The Division wants to make the course revision process as seamless and convenient as possible for all sponsors. Please be sure to provide log-in information and access to newly developed course submittals as they would be presented to the licensee, so that they may undergo the review process.



SPELLING, GRAMMAR, AND PUNCTUATION

An area of general import when it comes to all course materials is spelling, grammar, and punctuation. Mistakes of this nature tend to be distracting to learners. According to some studies, poor spelling, grammar, and punctuation may even challenge an author's credibility at a subliminal level.¹ It is perfectly understandable in today's busy culture to rush through an initial drafting but is less so during the revision process.

The Division is requesting all course writers to take a bit of extra time to proofread their work before submitting it in a formal course application, perhaps even subjecting the prepared content to the scrutiny

of a trusted colleague. By working together to build partnerships conducive to creating content that meets the varied needs of Nevada's licensees, we will ensure an enriching and dynamic continuing education experience for all parties involved.

JUST SAY "NO" TO DUPLICATE COURSE SUBMISSIONS

Pursuant to NAC 645.463, a course may not be taken for credit to meet the requirements for continuing education more than once during a single licensing period. Submitting duplicate course applications requesting a unique credential number for each ultimately boils down to circumventing this license renewal restriction. Generally, the Division will not approve duplicate courses submitted by a single sponsor under the same delivery method on behalf of the Real Estate Commission going forward. A sponsor should determine which of the two courses they would like approved and submit it in a single application.

Again, we thank all sponsors for their extensive contributions to licensee education in Nevada. As always, please feel free to contact the education section should you have any questions or concerns about continuing education content development or the course application generally.

Interested in auditing CE courses?

Consider applying to the Real Estate Advisory Committee! The [application and details are available on the Division's website](#).

Antonio Brown, CE Program Specialist

Dena Cox, Jeffrey G. Cox, Anthony D. Cox. **To Err is human? How typographical and orthographical errors affect perceptions of online reviewers.** *Computers in Human Behavior*, 2017; 75: 245
DOI: [10.1016/j.chb.2017.05.008](https://doi.org/10.1016/j.chb.2017.05.008)

Things to Remember



1

Per NAC 645.448(6), licensees are required to complete at least 50 percent of their CE through live instruction.

Due to COVID-19, the Division has temporarily expanded the classroom delivery method to include live-streaming courses.

A list of [approved live-streaming sponsors](#) is available on the Division's website.



2

In December 2020, NAC 645.450 was amended to include risk reduction as an acceptable course for CE. Three hours of risk reduction will be required for all licensees with a license expiring on or after October 31, 2021.

The new designation may cover information security, cyber security, property management, and/or leasing.



3

In order to renew online, you must first verify your email address.

The first time you log on, be sure to select the "My Account" link at the top of the page. If you do not see an email address there, select "Change Email," enter your current email address and password, and submit.

You will then receive a confirmation email with a verification link.

UPCOMING HOLIDAYS

NEVADA DAY
FRI / OCT 29

VETERANS DAY
THURS / NOV 11

THANKSGIVING
THURS / NOV 25

FAMILY DAY
FRI / NOV 26

CHRISTMAS
FRI / DEC 24

DISCIPLINARY ACTIONS / STIPULATIONS

ACTIONS/DECISIONS

Real Estate Commission actions are not published in this newsletter until the 30-day period allowed for filing for Judicial Review has passed. A Respondent's license is automatically suspended for failure to comply with a Commission Order, and the Division may institute debt collection proceedings to recover fines and costs.

ALLEGATIONS/STIPULATIONS

Stipulations occur when both the Respondent and Division have agreed to settlement conditions. A stipulation may or may not be an admission of guilt. Stipulations are presented to the Commission for final approval.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Diep, Nga 2018-1280 B.1001692 (Active) PM.163925 (Expired) PM.167405 (Expired)	June 2021	Violated NRS 645.230(1)(b) 38 times by knowingly engaging the business of, acting in the capacity of, advertising or assuming to act as a property manager within the State of Nevada without first obtaining the appropriate permit to engage in property management from the Real Estate Division.	\$14,466.51 fine \$1,887.83 in Division costs and fees 3 hours Agency 3 hours Broker Management
Heckert, Mark Daniel 2020-78 BS.64400 (Suspended) B.64400 (Closed) S.55021 (Closed)	June 2021	Violated NRS 645.615(1)(b) by failing to report convictions to the Division; NRS 645.615(2)(b) by submitting form 504 and answering NO when asked if he had been convicted of a misdemeanor, gross misdemeanor, or felony since the last renewal of his license; NRS 645.633(1)(d)(1) pursuant to NAC 645.605(11)(c) and/or (d) by renewing his broker-salesperson and answering NO when asked if he had been convicted of or entered a plea of guilty but mentally ill, or nolo contendere to a misdemeanor, gross misdemeanor, or felony withing his renewal period.	\$4,000 fine \$3,307.20 in Division costs and fees 6 hours Ethics License suspended for one year.
Wang, Guan 2018-954 B.143775 (Active) PM.165310 (Active)	June 2021	Violated NRS 645.230(1)(a) by conducting licensee activity with respect to the purchase and sale of the Property when his broker's license was on either "inactive" status or had expired; NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) by failing to provide the transaction file for the Property to the Division; and NRS 645.252(2) by failing to communicate with the buyers and/or their agent on the purchase and sale transaction of the Property.	\$7,500 fine \$897.44 in Division costs and fees 3 hours Agency 3 hours Contracts

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Lehr, Jules Mitchell 2018-1584 S.174507 (Active)	July 2021	Violated NRS 645.630(1)(f) , by failing, within a reasonable time, to account for or to remit money which he received from tenant(s) that belonged to the owner.	\$5,000 fine \$2,645.66 in Division costs and fees 6 hours Property Management
Anderson III, George L. 2019-862 B.1001399 (Active) PM.166725 (Revoked) PM.164970 (Revoked)	August 2021	Violated NRS 645.310(5) and NAC 645.806(1) and (2) , by failing to submit his annual Trust Account Reconciliations to the Division.	\$10,000 fine \$738.72 in Division costs and fees. Property Management permits revoked.
Razzari, Jessica Lynn 2019-1388 B.1001106 (Revoked) PM.163844 (Revoked)	August 2021	Violated NRS 645.630(1)(f) by failing to, within a reasonable time, remit to the Complainant the rents she collected for the Property; NRS 645.630(1)(f) by failing to, within a reasonable time, remit to the Complainant the security deposit she collected for the Property; and NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) & (b) and/or NRS 645.635(6) for failing to respond to the Division's request for a written response to the complaint against her and for failing to provide complete copies of the transactions files for the Property.	\$30,000 fine \$1,744.24 in Division costs and fees. Licenses and permits revoked.
Baca, Sherryl L. 2019-1065 B.24143 (Active) PM.163323 (Inactive)	September 2021	Violated NRS 645.630(1)(t) by failing, within a reasonable time, to account for or to remit any money which comes into her possession and which belongs to others, specifically by not returning the security deposits held by her to the property owner Complainant upon request to do so.	\$500 fine \$3,442.20 in Division costs and fees.
Laurian, Anthony E. 2020-1127 B.13406 (Active) PM.113406 (Active)	September 2021	Violated NRS 645.235(1)(b) when he assisted or offered to assist David Howie to engage in activities for which a license, permit, certificate, or registration or any type of authorization is required pursuant to NRS Chapter 645, or any regulation adopted pursuant thereto, because David Howie did not hold the required license, permit, certificate, or registration.	\$2,000 fine \$1,281.16 in Division costs and fees.
Marcus, Philip M. 2019-781 BS.44249 (Revoked)	September 2021	Violated NRS 645.230(1)(b) by engaging in activities for which a property management permit is required from the Division; NRS 645.252(3)(a) by failing to present the buyer of the property with the Duties Owed by a Nevada Real Estate Licensee form; NRS 645.630(1)(c) by collecting a fee from the property owner to place tenants without remitting those fees to his broker; and NRS 645.633(1)(i) pursuant to NAC 645.605(1) by collecting money from property owner and/or tenants without remitting those funds to his broker.	\$1,669.24 in Division costs and fees. \$40,000 in restitution to the Complainant. License revoked.



Since our last newsletter (May 2021), the following number of new real estate licenses have been added in the Division system:

BROKERS / **6**

BROKER-SALESPERSONS / **9**

SALESPERSONS / **59**

Real Estate Statistics Through September 2021

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	11	2	20	1	96	15	127	18
Carson City	37	3	42	1	210	13	289	17
Churchill	11	0	4	1	49	4	64	5
Clark	1,895	40	2,329	114	16,583	1,157	20,807	1,311
Douglas	64	1	66	0	296	20	426	21
Elko	17	0	23	2	117	8	157	10
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	0	0	0	0
Humboldt	5	0	4	3	35	3	44	6
Lander	2	0	2	0	5	0	9	0
Lincoln	2	0	0	0	5	0	7	0
Lyon	21	1	22	0	143	13	186	14
Mineral	0	0	0	0	2	1	2	1
Nye	30	1	18	1	171	5	219	7
Out Of State	406	30	293	57	1,005	208	1,704	295
Pershing	3	0	0	0	7	0	10	0
Storey	2	0	1	1	2	1	5	2
Washoe	398	13	448	17	2,861	162	3,707	192
White Pine	3	0	4	0	3	0	10	0
Total	2,907	91	3,276	198	21,590	1,610	27,773	1,899

**PROPERTY
MANAGERS**

ACTIVE
3,215

INACTIVE
466

**BUSINESS
BROKERS**

ACTIVE
352

INACTIVE
70



Left to right: Marina Benn, Ombudsman's Office; Shareece Bates, Administration; Annalyn Carrillo, Education; Kaylani Rodrigues-Thompson, Intern

Farewell to Our Friendly Neighborhood Intern

This summer, NRED had the pleasure working with Valley High School senior Kaylani Rodrigues-Thompson, who joined our staff as an intern from Clark County School District.

Kaylani started her work with NRED in June and spent her summer learning the ropes of the office and assisting staff with everything from scanning and filing to answering constituent phone calls.

With a stellar work ethic, a keen eye for detail, and a warm and

welcoming demeanor, it is no wonder that Kaylani quickly felt like part of the NRED family. Much like her favorite superhero, Spider-Man, she is friendly, approachable, and always ready to leap into action – ideal traits for an aspiring journalist/real estate licensee.

Though we are sad to see her go, we could not be more thrilled to see what the future holds for our friendly neighborhood intern, Kaylani. Go get 'em, tiger!

NEW HIRES

Andiamo Frelix

Compliance/Audit Investigator II
Education Section

Antonio Brown*

CE Program Specialist
Education Section

Arija Ivie

Compliance/Audit Investigator II
Ombudsman's Office

Charvez Foger*

Deputy Administrator
Real Estate Division

Freda Roberts

Administrative Assistant III
Ombudsman's Office

Jason O. Wyatt

Ombudsman for Common-
Interest Communities

Shareece Bates*

Administration Section Manager
Administration Section

Vanessa Ward

Administrative Assistant II
Ombudsman's Office

* POSITION CHANGE

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STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

TERRY REYNOLDS

Director

NEVADA REAL ESTATE DIVISION

SHARATH CHANDRA

Administrator

CHARVEZ FOGER

Deputy Administrator

ANNALYN CARRILLO

Education & Information Officer

ERICA ARNOLD

Publications Writer

LAS VEGAS OFFICE

3300 W. Sahara Avenue
Suite 350
Las Vegas, NV 89102-3200
(702) 486-4033

CARSON CITY OFFICE

1818 E. College Parkway
Suite 110
Carson City, NV 89706-7986
(775) 684-1900

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NEVADA REAL ESTATE COMMISSION

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