

OpenHouse

A newsletter for Nevada Real Estate Licensees

September / October / November / December 2023



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.



IN THIS ISSUE



- 3 ANNUAL REPORTING REQUIREMENTS FOR ALL BROKERS
- 4 CONSUMER ALERT: REAL ESTATE IDENTITY THEFT AND FRAUD ON THE RISE
- 5 EDUCATION CORNER: TAMC SCHEDULE
- 6 FAQ: ATTENDING REAL ESTATE COMMISSION MEETING FOR CE CREDIT
- 7 DEPARTMENT OF AVIATION NOISE DISCLOSURE
- 9 DISCIPLINARY ACTIONS/STIPULATIONS
- 15 REAL ESTATE STATISTICS AS OF NOVEMBER 2023
- 16 NRED FALL FESTIVITIES!



DID YOU KNOW . . . ?

Annual Reporting Requirements for All Brokers

NAC 645.806 requires every real estate broker to submit either a completed [Trust Account Reconciliation \(Form 546\)](#) or a completed [Affidavit in Lieu of Form 546 \(Form 546A\)](#) on an annual basis.

The form to be submitted by the broker is dependent on the broker's activity during the prior year. If the broker receives money, including, without limitation, rents, security deposits, down payments, advance fees, earnest monies, etc., those monies are to be deposited into the trust account, and the broker is required to submit a Form 546 on an annual basis. If the broker did not receive such monies during the prior year, then the broker is required to Form 546A on an annual basis.

The annual due date for submission of either form to the Division is dependent on the broker's license expiration month. For example, if the broker's real estate license has an expiration month of

July, then the broker is required to submit either Form 546 or 546A no later than July 31 every year.

If the broker holds two real estate broker licenses, then the broker is required to submit either a completed Form 546 or 546A annually, on or before the last day of the broker's license expiration month.

Failure to submit Form 546 on time will result in an administrative fine of at least \$1,000. Failure to submit Form 546A on time will result in an administrative fine of at least \$250.

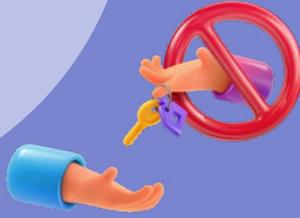
We are always here to assist you with any questions about Forms 546 and 546A. Contact the Division's Enforcement line at (702) 486-4324 or realest@red.nv.gov.

Be On Time, Don't Be Fined!

Originally published in the Summer 2020 issue of Open House, this article has been updated for republication.

UPDATE: NAC 645 revised as of October 2023
<https://www.leg.state.nv.us/NAC/NAC-645.html>

Things to Remember



Consumer Alert: Real Estate Identity Theft and Fraud on the Rise

Press Release Issued: August 31, 2023



State of Nevada Department of Business & Industry

Terry Reynolds, Director
1830 College Parkway, Suite 100
Carson City, Nevada 89706
Phone (775) 684-2999 | Fax (702) 684-2998
business.nv.gov

Contact: Teri Williams, Department of Business and Industry, Public Information Officer
E-mail: twilliams@business.nv.gov

Contact: Liz Martins, Nevada Division of Insurance, Public Information Officer
E-mail: emartins@doj.nv.gov

FOR IMMEDIATE RELEASE: August 31, 2023

Consumer Alert: Real Estate Identity Theft and Fraud on the Rise

What property owners, homebuyers and industry professionals need to know to avoid becoming a victim

CARSON CITY, NV – The Nevada Division of Insurance and the Nevada Real Estate Division want to bring public awareness and education to an increasingly prevalent real estate identity theft scam. Known as “vacant lot fraud” or “seller impersonation fraud,” bad actors impersonate the owners of a property or vacant lot and attempt to sell it for their own profit. Unsuspecting owners, eager buyers and even licensed real estate and insurance professionals guiding the transactions can all unknowingly end up as victims in these elaborate identity theft schemes. The best way to protect yourself from this rising threat is to understand how the scam works, know the red flags to look out for, and the precautions you can take to prevent this scam from happening to you or your clients.

How the scam works

Scammers search public records to identify owners of real estate that is free of a mortgage or other liens, most often targeting vacant lots and investment, vacation or rental properties that are non-owner occupied. The scammer then poses as the owner and contacts a real estate agent to list the property for sale. Once an offer is made, the scammer quickly accepts it, then sends falsified documents to the title firm or closing attorney. The closing proceeds are then transferred to the scammer leaving the fraud typically undiscovered until transferring documents are recorded with the applicable county.

Watch out for red flags

According to the American Land Title Association (ALTA), homebuyers and licensed professionals alike should consider conducting additional due diligence or halt a transaction if they see these potentially suspicious seller behaviors:

- Seller is difficult to reach via phone or refuses to meet via video call; only communicates via

To view, click on the release!

than the current market value and wants a fast cash sale with

; always claiming to be out of town

n notary

ired

han the owner’s address or tax mailing address

omplete multifactor authentication of identity verification

rofessionals to take the following precautions during the
r’s attempts early on:

1 independently discovered and validated phone number

ddress listed on tax and property records

nt if they have personal or verified knowledge of the seller’s

re the notary is fully vetted and approved by your state;
ould arrange for an in-person notary signing at an attorney’s

ending the seller a link to complete a third-party identity

ne number through a verification program

o ascertain seller’s knowledge of property information not
ds

to previously recorded public documents

or confirm wire instructions match account details on seller’s
m

ck with a disbursement authorization form

or seller proceeds rather than a wire

ervices are offered by most county recorder’s offices to help
mpted transactions involving their property. Prospective
ican Land Title Association Homeowner’s Policy of Title
ection. If you are ever in doubt, have questions, or

al estate transaction, always speak directly with your
urance agent.

!

any suspicious or fraudulent activity immediately.
ollowing entities:

y [Nevada Consumer Affairs](#)

nt Center)

dit

vision

omplaint Assistant

to the list of resources below:

o: insurance.fraud@doj.nv.gov

!

urance is to protect the rights of Nevada
nsurance industry and to ensure the financial
n about the Division of Insurance, visit
[Twitter](#), [Facebook](#), [LinkedIn](#), or [Instagram](#).

ivision is to protect the public and Nevada’s real estate
ulating real estate professionals through licensure,
it. For more information about the Nevada Real Estate

###

To access additional information on this Consumer Alert,
please visit the Nevada Real Estate Division's [Memorandum!](#)

EDUCATION CORNER

We are excited to announce the highly-anticipated return of the "Trust Accounting Management & Compliance" course. TAMC is designed to enhance the knowledge and skills of real estate professionals in property management.



The "Trust Accounting Management & Compliance" class is ideal for experienced Brokers and Property Managers who are looking to improve the handling and record-keeping of client funds and ensure compliance with annual trust account reconciliation. It is also suitable for newer agents who want to gain a strong foundation in advanced real estate practices.



Enrollment for this course will be available on the NRED [website](#). To stay updated on course availability and registration, please visit our website.



The "Trust Accounting Management & Compliance" class will be delivered through a combination of online modules, live webinars and interactive discussions. Participants will have the flexibility to attend in-person or online while having access to industry experts and experienced instructor(s) for guidance and support to help real estate agents thrive in their careers.

NRED Classes 2023

● TRUST ACCOUNTING MANAGEMENT CLASS (TAMC)



DEC 5TH
9 A.M. - NOON



WEBEX
LIVESTREAMING

[CLICK HERE TO REGISTER!](#)



DEC 6TH
9 A.M. - NOON



WEBEX
LIVESTREAMING

[CLICK HERE TO REGISTER!](#)

*Registration closes when classes reach capacity.
If no dates are listed on the website, check back for future dates!*

FAQs Attending Nevada Real Estate Commission for CE Credit

CAN I ATTEND THE NEVADA REAL ESTATE COMMISSION MEETING FOR CE CREDIT?

Yes!

HOW CAN I REGISTER TO ATTEND?

You may register online through the NRED [website](#). Commission meetings vary in length, lasting anywhere from 1-3 days. After selecting what day you wish to join the meeting, you can elect to attend in person or virtually through a provided Webex link.

IS THERE A MAXIMUM NUMBER OF HOURS I CAN RECEIVE AS CREDIT?

There is a minimum of 3 hours and a maximum of 6 hours that can be obtained from participating in the commission meeting. These two options are the **ONLY** increments of credit that can be earned.

WHAT REQUIREMENTS CAN I PUT MY EARNED CREDIT TOWARD?

You can choose from the following designations: Agency, Ethics, Law & Legislation and Broker Management. Designation preference may be selected and marked on your certificate before submitting for renewal

WHAT IF I HAVE ALREADY COMPLETED THOSE REQUIREMENTS?

The credit may then apply to the General requirements for your renewal!

IS THERE ANYTHING SPECIAL I HAVE TO DO DURING THE MEETING TO ENSURE I RECEIVE MY CREDIT?

The meetings are always proctored. Whether attending virtually or in person, please treat the meeting as a physical classroom you are attending for credit. Your undivided attention and respect must be given to the Commission during the hearings. More information will be provided after registration.

2024 COMMISSION MEETINGS

FEBRUARY
20TH-22ND

Meeting Held In: Las Vegas

MAY
14TH-16TH

Meeting Held In: Las Vegas

AUGUST
13TH-15TH

Meeting Held In: Carson City

NOVEMBER
19TH-21ST

Meeting Held In: Las Vegas

All dates will have the option for in person or virtual participation through WebEx in both Las Vegas and Carson City.

Information Regarding Civilian Airport Operations In Clark County and Associated Overflights and Noise Impacts

In November 2003, the Clark County Department of Aviation (CCDOA) disseminated a letter to more than 15,000 licensed real estate agents and brokers operating within the Las Vegas Valley. The letter and its associated figures are available in the Noise Disclosure section below. The letter and associated figures has since been updated for 2023.

The purpose of the letter is to provide real estate professionals involved with the development and/or selling transactions of residential property within the Las Vegas Valley information regarding civilian aircraft operations in Clark County. From time to time, real estate professionals contact our office regarding aircraft noise issues and some new property owners have voiced concerns regarding what they perceive as misleading statements made by real estate agents concerning aircraft activity. This letter is designed to assist real estate professionals in providing accurate information to clients and making informed decisions regarding disclosure of airport noise and land use information.

Please be advised that this letter does not constitute legal advice regarding federal, state or local laws, including real estate sale disclosure obligations.

Text from Harry Reid Airport's [website](#) updated August 2023.



Department of Aviation

ROSEMARY A. VASSILIADIS
PORTAL BOX 11008
LAS VEGAS, NEVADA 89111-1008
(702) 261-5211
FAX (702) 267-8053

July 12, 2023

Clark County Real Estate Agent/Broker

Information Regarding Civilian Airport Operations in Clark County and Associated Overflights and Noise Impacts

To whom it may concern:

The purpose of this letter is to provide real estate professionals involved with the development and/or selling of residential property within the Las Vegas Valley information regarding civilian aircraft operations in Clark County. From time to time, real estate professionals contact our office regarding aircraft noise issues and some new property owners have voiced concerns regarding what they perceive as misleading statements made by real estate agents concerning aircraft activity.

Clark County's Public-Use Airports

Harry Reid International Airport and the four general aviation facilities in the Clark County Airport System are owned by Clark County, Nevada and operated under the policy direction of the Board of County Commissioners, the authority of the County Manager, and the management of the Department of Aviation (DOA). Three of these public-use airports are located within the Las Vegas Valley: Harry Reid International Airport (LAS); the North Las Vegas Airport (VGT); and the Henderson Executive Airport (HND).

These airports and the planned Southern Nevada Supplemental Airport in the Ivanpah Valley are intended to function as a system, providing access and opportunity to all segments of the aviation industry and to all local residents. LAS is the primary air carrier and passenger airport for southern Nevada, while VGT and HND are general aviation reliever airports. Based on passenger movement data through April 2022, LAS is the 10th busiest airport in the world, and the 8th busiest airport in North America. In total aircraft operations, VGT is the 2nd busiest airport in the State of Nevada (trailing only to LAS), and in the top 60 nationwide.

As you may expect, operations at airports serving our community continue to increase as the community and the tourism industry grows. It is important to note that aircraft traffic is neither "capped" nor "limited" at any public-use airport in Clark County. Additionally, when the planned



Clark County Board of Commissioners

James B. Gibson, Chair • Justin G. Jones, Vice Chair
Marilyn Kridpatrick • William McCurdy II • Ross Miller • Michael Naff • Tick Segerblom

in Valley, it will not

ensure the safe and ATC) facility at LAS, ATC control instructions (TRACON) assign and manage runway. Local and state agencies which runway

casted wind direction is southwesterly wind at 26R (where aircraft fly north towards the runway 26R has been the primary arrival runway. Due to heavy traffic, or if earlier arrivals and operations from the early 1980s, unless necessitate otherwise.

temperatures above 100 degrees Fahrenheit while landing from the cooler months,

as in Figures 4 and 5, being conducted via the traffic providing sightseeing as in Figure 6.

aircraft type, operations on individualizing where aircraft

the federal transportation, directed the 2") aircraft

within the noise levels of airport operations), use through airport(s) out unjust air carrier, able rules, ated these could take its airports. restrictions public-use

noyance to fully from operations for these is planning out desires county and cisions in re level on

"exposed ift noise is 006 Clark id to as the blic of the

in Figure 4 ever, and as i, environs. A located well to as indicate n the various

ility in Clark t of 1998 (the ed land west ss's transfer > ensure that hough some d uses (some hin the noise t from being itals). Figur g developed ing's current n concerning

Department/d

the issuance aters) within larly issuing efielcal when e appropriate d.

ve of "any / the exercise is the subject 's disclosure interpret nor of real estate ts associated iter to assist d by aircraft

To read the full article, click the letter!

Using Public

by your Harry visit the hat the fe and pment ations, of the

Manager

Clark ments / agent ng the itor,

operating from LAS and other urban airports have remained relatively consistent for at least the last three decades, it should be well known to those in the real estate industry that most areas of the valley experience some level of overflight and aircraft noise.

Mayor Pro Tem Brian Knudsen

Councilman Dan H. Stewart



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
Dellavalle, Thomas Case 2022-261 B.0006165 (Active) PM.0165399 (Active)	August 2023	Allegedly violated NAC 645.806(3) for failing to submit the required form for 2022; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) when he impeded the Division's efforts by failing to comply with the Division's numerous requests to provide his mandatory annual reporting for 2022.	\$250 fine \$1,680 in Division costs and fees
Franco-Young, Thelma Case 2018-377 B.0029095 (Downgrade) PM.016837 (Voluntary Surrender)	August 2023	Allegedly violated NRS 645.230(1)(b), by engaging in property management, without the requisite licensure from the Division; Allegedly violated NRS 645.310(4), by accepting funds on behalf of the owner that were made payable to herself and by failing to maintain a trust account for Complainant's funds, including rent; Allegedly violated NRS 645.630(1)(f), by failing, within a reasonable time, to account for or to remit any money which came into her possession and which belonged to the Complainant; Allegedly violated NRS 645.630(1)(g), by failing to submit to the Division an annual accounting of the trust account as required in NRS 645.310; Allegedly violated NRS 645.630(1)(h), by commingling the moneys of Complainant with her own, as well as by otherwise converting the same for her own personal use; Allegedly violated NRS 645.633(1)(h), by engaging in gross negligence or incompetence, specifically, RESPONDENT failed to utilize a properly licensed contractor at the Property, consistent with NRS Chapter 624, or otherwise meet the sole relevant exemptions in NRS 624.031(6)(d), in her contracting practices with unlicensed contractors at the Property; Allegedly violated NRS 645.633(1)(i), by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing, including by charging Complainant more for repairs than reflected in the associated receipts; Allegedly violated NRS 645.633(1)(6), by violating NAC 645.680(3), when she failed to disclose all facts and documents pertinent to the investigation to the members of the Division's staff conducting the investigation.	\$5,000 fine \$7,481.70 in Division costs and fees Broker license downgrade to Broker-Salesperson license Property Management permit voluntarily surrendered

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Hall, Cynthia Case 2021-221 S.0045154 (Active)	August 2023	Allegedly violated NRS 645.310(3) when she commingled his personal funds with those funds of property owners managed by RESPONDENT'S brokerage; Allegedly violated NRS 645.310(3) when she failed to deposit utility refund checks to the appropriate property owners, and instead deposited the utility refund checks into the RESPONDENT's brokerage general operating account; Allegedly violated NRS 645.633(1)(i) pursuant to NAC 645.605(11) by engaging in conduct that constitutes deceitful, fraudulent or dishonest by providing the Division with a false RPA for the Casey Property with a date of August 1, 2019, when the RPA Form was revised in November of 2019; Allegedly violated NRS 645.630(1)(e) when she failed to maintain a property management agreement for the Casey Property; Allegedly violated NRS 645.605(11)(c) and (11)(d) when she acted as a property manager for the Casey Property, by collecting and distributing rental monies from tenants and managing the property, without first obtaining a properly executed property management agreement.	\$10,000 fine \$4,373.50 in Division costs and fees
Hall, Mark Case 2020-962 B.0042782 (Active) PM.0142782 (Voluntary Surrender)	August 2023	Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(1) when RESPONDENT failed to protect property owners from SMART's overcharges for maintenance and repairs to Properties #1, #2, #3, #4, #5, #6, #8 and #9; Allegedly violated NRS 645.633(1)(i) pursuant to NAC 645.605(6) by engaging in conduct which constitutes deceitful, fraudulent, or dishonest dealing by breaching his obligation of absolute fidelity to the property owners when he overcharged for the maintenance services performed on the Properties and profited from the same.	\$5,000 fine \$4,830.60 in Division costs and fees Property Management permit voluntarily surrendered
Hall, Mark Case 2021-220 B.0042782 (Active) PM.0142782 (Voluntary Surrender)	August 2023	Allegedly violated NRS 645.310(3) when he commingled his personal funds with those funds of property owners managed by RESPONDENT's brokerage; Allegedly violated NRS 645.310(4) when he failed to deposit utility refund checks to the appropriate property owners, and instead deposited the utility refund checks into the RESPONDENT's brokerage general operating account; Allegedly violated NRS 645.633(1)(i) pursuant to NAC 645.605(11)(c) and (11)(d) by engaging in conduct that constitutes deceitful, fraudulent or dishonest by providing the Division with a false RPA for the Casey Property with a date of August 1, 2019, when the RPA Form was revised in November of 2019; Allegedly violated NRS 645.630(1)(e) when he failed to maintain a property management agreement for the Casey Property; Allegedly violated NRS 645.6056(1)(a) when RESPONDENT acted as a property manager for the Casey Property, by collecting and distributing rental monies from tenants and managing the property, without first obtaining a properly executed property management agreement.	\$10,000 fine \$4,373.50 in Division costs and fees Property Management permit voluntarily surrendered

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
<p>Humes, Eric Case 2023-276 B.0056963 (Active) PM.0165540 (Voluntary Surrender)</p>	<p>August 2023</p>	<p>Allegedly violated NAC 645.806(2) for failing to submit his 2023 trust account reconciliations as required; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(11) (a) when he impeded the Division's efforts by failing to respond to the Division's requests to submit his reconciliations and corresponding administrative fine.</p>	<p>\$1,000 fine \$1,787 in Division costs and fees Property Management permit voluntarily surrendered</p>
<p>Kilgore, Victoria Case 2021-1208 B.0143909 (Downgrade) PM.0 165468 (Voluntary Surrender)</p>	<p>August 2023</p>	<p>Allegedly violated NRS 645.633(h) by committing gross negligence or incompetence pursuant to NAC 645.665 when RESPONDENT was absent from her business for 30 days or more, where she was the only broker in her office and did not inactivate her license or otherwise notify the Division in advance of her prolonged absence; Allegedly violated NRS 645.633(1)(i) for conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to NAC 645.605(11)(d) and (e) by impeding or attempting to impede any investigation of the Division by providing false, forged or altered documents; and attempting to conceal any documents or facts relating to a real estate transaction; Allegedly violated NRS 645.633(1)(i) for conduct which constitutes deceitful, fraudulent or dishonest dealing pursuant to NAC 645.605(1) by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing by attempting to conceal Lainer's direct involvement with RESPONDENT'S BROKERAGE, Platinum Portfolio Realty.</p>	<p>\$8,500 fine \$4,801 in Division costs and fees Broker license downgrade to Broker-Salesperson license Property Management permit voluntarily surrendered 12 hours Ethics</p>
<p>Lainer, Donald Case 2021-1209 S.0052842 (Active) BUSB.0000111 (Active) PM.0165684 (Inactive)</p>	<p>August 2023</p>	<p>Allegedly violated NRS 645.630(1)(d) when RESPONDENT represented or attempting to represent a real estate broker other than the broker with whom he is associated, without the express knowledge and consent of the broker with whom he is associated; Allegedly violated NRS 645.633(1) (i) pursuant to NAC 645.605(11)(c) by engaging in conduct that has impeded or attempted to impede any investigation of the Division by supplying false statements in his affidavit, including, but not limited to, affirming that he "has never used the account for any purpose whatsoever" and that he has "never written a check, transferred funds or directed any type of activity on the account"; Allegedly violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing by attempting to conceal his direct involvement with Platinum Portfolio Realty's management of the Blue Lagoon and Amboy properties; Allegedly violated NRS 645.633(1)(i) pursuant to NAC 645.605(4) (a) and (4)(b) by failing to disclose, in writing, his interest or contemplated interest in any property with which the licensee was dealing, which includes, but is not limited to, the licensee's affiliation with or financial interest in any person or company that furnishes services related to the properties.</p>	<p>\$10,000 fine \$4,638 in Division costs and fees 6 hours Ethics 6 hours Agency</p>

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Vidrine, Nathan Case 2021-1192 B.1000599 (Active) B.1000624 (Active) PM.0 164569 (Active) PM.0 165702 (Active)	August 2023	Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) for breaching his obligations of absolute fidelity to his principal and fair dealing with all parties; Allegedly violated NRS 645.235(b) pursuant to NAC 645.600(1) for allowing his unlicensed assistants to directly engage with the Complainant in activities which require a license and/or permit.	\$1,000 fine \$2,640 in Division costs and fees 3 hours Broker Management 3 hours Ethics
Wever, Tod Case 2021-715 B.0144020 (Active) PM.0163809 (Revoked)	August 2023	Allegedly violated NRS 645.630(1)(h) by failing to remove funds that belong to him or his brokerage within a reasonable time; Allegedly violated NRS 645.633(1)(h) pursuant to 645.605(1)(c) and/or 645.605(1) (d) when he submitted the annual Trust Accounts Reconciliations with reconciled and cleared deposits, checks and other debits and credits that were not listed on the bank statements; Allegedly violated NRS 645.633(l)(i) pursuant to NAC 645.605 (11)(c) and/or NAC 645.605 (11) (d) by providing invoices that were altered.	\$13,000 fine \$800 in Division costs and fees Property Management permit revoked
Lehr, Jules Mitchell Case 2022-884 S.0174507 (Revoked)	September 2023	Violated NRS 645.235(1)(a) on more than one occasion when he continued to advertise property for sale and/or rent without a license.	\$25,000 fine \$5,552.61 in Division costs and fees
Wilson, Philbert Case 2022-182 BS.1001034 (Revoked) PM.0163519 (Revoked)	September 2023	Violated NRS 645.633(1)(h) pursuant to NRS 645.315 for failing to include license numbers for the listed real estate agents on the company website; Violated NAC 645.610(1) (a) for advertising in a false and misleading way under his broker's license by displaying unassociated licensees without license numbers on the brokerage's website; Violated NAC 645.600(1) and (2)(e) for failing to supervise the activities and operations of the brokerage's website.	\$2,000 fine \$6,010.42 in Division costs and fees All licenses and permits revoked
Villani, Frank Gary Case 2022-677 B.0143393 (Active) PM. 0164636 (Active)	October 2023	Violated NRS 645.630(5) pursuant to NAC 645.806(1) and 806(2), by failing to timely submit their annual Trust Account Reconciliation to the Division for 2022, due by the last day of the expiration month for their broker license.	\$5,000 fine \$5,692.63 in Division costs and fees 9 hours Broker Management

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
DeVile, Greg Case 2022-536 B.1001887 (Active)	November 2023	Allegedly violated NAC 645.610(1)(a) pursuant to NRS 645.315(2) when as the broker responsible perpetuated false and/or misleading advertised statements that the seller would provide a carpet credit but instead replaced it themselves; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) for breaching his obligations of absolute fidelity and/or fair dealing to his principal buyer when he failed to effectively represent his client's contractual interests; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(8) for failing to obtain all changes to the contractual terms, including but not limited to, the COE date and/or buyer's credit in writing, signed, and/or initialed by the parties concerned; Allegedly violated NRS 645.252(2) for failing to exercise reasonable skill and care when he didn't have the Complainant buyer sign off on the Property Walk-through Verification and/or the SRPD; Allegedly violated NRS 645.252(1)(a) for failing to disclose to his client buyer material and relevant facts, data or information relating to the Property that the RESPONDENT gained while he assisted the seller in the payment of and/or any repair, correction or maintenance on the Property; Allegedly violated NRS 645.633(1)(h) pursuant to NAC 645.605(10) for failing to convey to the Complainant buyer knowledge of materials facts acquired while he assisted the seller in the payment of and/or any repair, correction or maintenance on the Property.	\$1,000 fine \$3,665.60 in Division costs and fees
Grant, John Case 2020-632 S.0069431 (Active)	November 2023	Allegedly violated NRS 645.635(1)(a) pursuant to NAC 645.600(1) on three (3) separate occasions when he allowed an unlicensed individual, John Sheedy, to be listed on his brokerage website in advertisements for three different properties (Green Acres RV Park, Nevada Treasure RV Resort, and Y Rancho Mobile Home Park) that ultimately went to final sale; Allegedly violated NRS 645.630(1)(a) pursuant to NRS 645.252(3)(a) on four (4) separate occasions when he failed to provide the Division with signed duties owed forms for the four aforementioned properties for which he was the listing broker of record; Allegedly violated NRS 645.635(6) on two (2) separate occasions when he failed to provide the Division with listing agreements for Green Acres RV Park and Sierra Skies RV Park, for which he was the listing broker of record.	\$21,000 fine \$5,554 in Division costs and fees
Powell, Ronald Case 2020-401	November 2023	Allegedly violated NRS 645.230(a) as he acted as a real estate Broker/Salesperson without an appropriate license when he entered into the assignment scheme with Wynn to sell, and received compensation for his role in the sale of, the substantially defective Property.	Entered into a Stipulation

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Shandrew, Scott Case 2022-240 S.0058319 (Active)	November 2023	Allegedly violated NRS 645.615(1)(b) for failing his duty to report to the Division his conviction and plea of guilty to a crime involving moral turpitude; Allegedly violated NRS 645.633(1)(i) for committing deceitful and/or dishonest acts regarding his arrest and battery charge in order to become associated with a brokerage.	\$5,000 fine \$1,937 in Division costs and fees
Sheedy, John Case 2020-631 B.1002962 (Active)	November 2023	Allegedly violated NRS 645.230(1)(a) when he acted as a real estate salesperson, as defined by NRS 645.040, without an appropriate license in advertising that he represented the seller and procured the buyer for the property at 501 W. Moana, Reno, NV (Green Acres RV Park); Allegedly violated NRS 645.230(1)(a) when he acted as a real estate salesperson, as defined by NRS 645.040, without an appropriate license in advertising that he was the contact person for a Nevada property at 501 El Rancho Rd., Sparks, NV (Y Rancho Mobile Home Park); Allegedly violated NRS 645.230(1)(a) when he acted as a real estate salesperson, as defined by NRS 645.040, without an appropriate license in advertising that he was the contact person for a Nevada property at 301 W. Leslie St., Pahrump, NV (Nevada Treasure RV Resort).	\$15,000 fine \$5,002 in Division costs and fees
Tam, Cung Case 2022-539 B.0016381 (Active) PM.0145123 (Voluntary Surrender)	November 2023	Allegedly violated NRS 645.633(1)(h) pursuant to NRS 645.252(2) on three (3) occasions by failing to exercise reasonable skill and care in the management of the aforementioned three properties under RESPONDENT'S management, in that RESPONDENT did not timely respond to requests for information or financial statements from the property owner; Allegedly violated NRS 645.633(1)(f) by failing to account for and/or to remit payments which came into RESPONDENT'S possession for 9099 Iron Cactus Ave., but which belong to COMPLAINANT and should have been timely remitted to the new property manager; Allegedly violated NRS 645.633(1)(h) pursuant to NRS 645.252(2) by failing to timely respond to CHAP information requests on behalf of tenant Shauntonia Carroll for 4423 Peaceful Harbor, which prevented the prospective tenant from obtaining rental assistance on the unit, and by initiating an eviction upon that tenant while the CHAP application process was pending; Allegedly violated NRS 645.635(6) by failing to produce the complete property management file under her control for the three aforementioned properties, upon the Division's request; Allegedly violated NRS 645.605(11)(a) by failing to timely submit a written response via Sworn Declaration and Notarized Affidavit, as requested by the Division in this investigation.	\$18,000 fine \$4,522 in Division costs and fees Property Management permit voluntarily surrendered



Since our last newsletter (July 2023), the following number of new real estate licenses have been added in the Division system:

BROKERS / 51
BROKER-SALESPERSONS / 74
SALESPERSONS / 883

Real Estate Statistics Through November 2023

County	Brokers		Broker-Salespersons		Salespersons		Totals	
	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	10	1	12	1	59	4	81	6
Carson City	30	1	48	2	216	23	294	26
Churchill	9	0	6	1	52	5	67	6
Clark	1,886	50	2,208	136	16,023	1,763	20,117	1,949
Douglas	60	5	64	4	292	21	416	30
Elko	17	0	24	1	130	9	171	10
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	1	0	1	0
Humboldt	9	0	6	1	38	3	53	4
Lander	2	0	2	0	9	0	13	0
Lincoln	2	0	1	0	8	1	11	1
Lyon	21	0	26	1	162	21	209	22
Mineral	0	0	0	0	3	1	3	1
Nye	28	2	25	1	164	15	217	18
Out Of State	2	0	1	0	12	0	15	0
Pershing	3	0	0	0	6	0	9	0
Storey	2	0	2	0	4	1	8	1
Washoe	370	14	426	24	2,734	255	3,530	293
White Pine	4	0	3	0	3	0	10	0
Total	2,455	73	2,854	172	19,916	2,122	25,255	2,367

PROPERTY MANAGERS

ACTIVE
3,030

INACTIVE
444

BUSINESS BROKERS

ACTIVE
341

INACTIVE
59



NRED Fall Festivities!



UPCOMING HOLIDAYS

Christmas Day
MON/ DEC 25

New Year's Day
MON/JAN 1

Official publication of the

STATE OF NEVADA
DEPARTMENT OF BUSINESS
AND INDUSTRY

DR. KRISTOPHER SANCHEZ
Director

NEVADA REAL ESTATE
DIVISION

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

ANNALYN CARRILLO
Education & Information Officer

BAILEY VALADEZ
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

Production of Open House
is funded by the Real Estate
Education and Research Fund.

NEVADA REAL ESTATE
COMMISSION

LEE R. GURR
President
Elko County

DARRELL PLUMMER
Vice President
Washoe County

DONNA A. RUTHE
Secretary
Clark County

DAVID TINA
Commissioner
Clark County

RUSSELL ROTH
Commissioner
Clark County

NEW HIRES

Lori Baldwin
Administrative Aid
Licensing

Arezoo Damghani*
Administrative Assistant III
Ombudsman's Office

Karina Duenas
Administrative Assistant I
Ombudsman's Office

Giesell Hernandez*
Administrative Assistant II
Licensing

Tia Lintzey
Program Officer III
Ombudsman's Office

Shaun McLean
Compliance/Audit Investigator II
Compliance

Kyle Moorer*
Program Officer I
Education

Kathryn Null
Program Officer I
Ombudsman's Office

Norma Sniadach*
Administrative Assistant III
Education

Bailey Valadez
Publications Writer
Education

* POSITION CHANGE