

Open House

A newsletter for Nevada Real Estate Licensees

May / June / July / August 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.



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A Warm Welcome to Commissioner Donna A. Ruthe

The Nevada Real Estate Division is pleased to introduce Donna A. Ruthe, the newest member of the Nevada Real Estate Commission.

Commissioner Ruthe is a Broker at *Today's Realty*, a Southern Nevada real estate company she founded in 1981. She has previously served as president of the Greater Las Vegas Association of REALTORS® as well as on dozens of statewide and national real estate committees and boards charged with regulating professional standards and fair housing practices.

Commissioner Ruthe is also heavily involved in her community, dedicating her time as a board member for Opportunity Village, Ronald McDonald House, American Diabetes Association and Candlelighters for

the Childhood Cancer Committee. In addition, she has volunteered and provided resources to numerous organizations to help the homeless, and at church and school related functions.

Commissioner Ruthe joins David Tina of Clark County (Vice President), Darrell Plummer of Washoe County (Secretary), Lee R. Gurr of Elko County (Commissioner), and Russell Roth of Clark County (Commissioner).

The Real Estate Commission is a five-member body, appointed by the governor, that acts in an advisory capacity to the Nevada Real Estate Division. The group adopts regulations and conducts disciplinary hearings, among other duties.

Nevada Legislature: How do the changes affect Real Estate?

The 82nd Legislative Session officially adjourned *sine die* on June 6, 2023. Of the 536 bills that Governor Lombardo signed, there were a number of which that will influence the real estate industry in the state of Nevada.

Here are some key legislative changes from this year's session that could affect you:

1. **[AB333](#)** - Revises provisions governing housing authorities. (BDR 25-184)
2. **[AB448](#)** - Revises provisions governing the real property transfer tax. (BDR 32-938)
3. **[SB223](#)** - Revises provisions relating to real property. (BDR 2-657)
4. **[SB368](#)** - Revises provisions relating to real property. (BDR 10-989)
5. **[SB378](#)** - Revises provisions relating to common-interest communities. (BDR 10-1059)
6. **[SB381](#)** - Prohibits a landlord from requiring a tenant to pay certain charges. (BDR 10-650)
7. **[SB417](#)** - Revises provisions governing common-interest communities. (BDR 10-970)

It is important for real estate professionals to stay informed about legislative changes as they can significantly affect the legal and financial aspects of your business. Consulting with legal and financial experts can help navigate the evolving regulatory landscape and understand the implications of these changes on real estate activities.

For more information about this year's legislative session, visit:
<https://www.leg.state.nv.us/App/NELIS/REL/82nd2023>





Real Estate Recap: REEA 2023

In June, the 43rd annual REEA conference was held in Las Vegas, NV, gathering education professionals from the real estate industry to discuss the latest trends, challenges, and opportunities in the market. REEA, which stands for Real Estate Educators Association, provided a unique platform for networking, sharing knowledge, and setting goals for the future.

The highlight of the conference was the induction of the new president, Dr. Conrad Richards, signaling a change in leadership and direction for the organization. The incoming president delivered a compelling speech outlining his vision for the industry and the association's goals under his tenure. This transition of power brought a sense of anticipation and excitement among the attendees, as they looked forward to the new president's leadership and initiatives.

Throughout the conference, various keynote speakers and panel discussions covered a wide range of topics. These included the impact of technology on the real estate sector, development strategies, and regulatory updates. Industry experts shared their insights, offering valuable perspectives on how to navigate the evolving educational landscape.

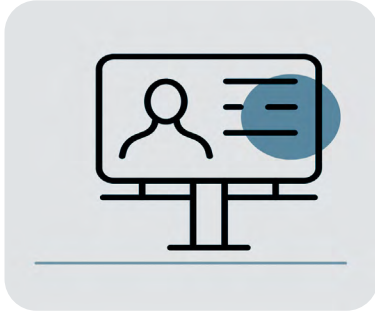
Furthermore, the exhibition hall showcased the latest innovations, products, and services in the real estate industry. Attendees had the chance to explore cutting-edge technologies and innovative solutions for real estate education development and management.

Overall, the real estate conference proved to be a dynamic and informative event. It offered a comprehensive overview of the industry's current landscape and prospects, while providing a platform for professionals to connect, learn, and collaborate. The installation of the new president added a sense of excitement and fresh perspective, setting the stage for a promising future for the real estate industry.

For more information about REEA, visit: www.reea.org/

CE Credit Now Available for Virtual Attendees!

In today's fast-paced and interconnected world, virtual meetings have become increasingly popular thanks to their convenience and accessibility. Following this trend, the Nevada Real Estate Division will now allow licensees to attend **Real Estate Commission Meetings** and receive CE credit without having to leave the comfort of their home or workspace!



To attend, licensees will need to register online beforehand. Registration will be made available on the Division [website](#) **two weeks** prior to the meetings, and will close once capacity has been reached. Attendees will also need to ensure that their cameras are on for the **entire meeting** and keep their microphone **on mute** unless they wish to participate in public comment. **Driving or engaging in activities outside of the meeting will be strictly prohibited!**



Commission attendance may be used toward credit in **Agency, Broker Management, Ethics, or Law & Legislation**. If you have already taken CE courses with those designations, then your credit will be applied to the General requirement. **You may earn a minimum of three and a maximum of six hours of CE.** You do not have to attend all three days, but you must be present for a **minimum of three hours**.



Overall, allowing licensees to attend meetings virtually reflects a recognition of the changing landscape of communication and the value of harnessing technology to facilitate effective collaboration and engagement. By embracing virtual meetings, our goal is to promote efficiency, inclusivity, and flexibility, ultimately leading to enhanced productivity and outcomes.

We look forward to seeing you online!

REAL ESTATE COMMISSION MEETINGS 2023



FEB. 21-23
9am



MAY 2-4
9am



AUG. 22-24
9am



NOV. 7-9
9am

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
Matzdorff, Sherry Lynn Case 2020-86 S.0176939 (Revoked)	May 2023	Violated NRS 645.615(2)(a) by failing to notify the Division in writing not more than 10 days after entry of her guilty plea agreement on September 16, 2019; Violated NRS 645.633(1)(h) through NAC 645.605(11) by engaging in gross negligence or incompetence in performing any act for which the person is required to hold a license by delaying her compliance with a request by the Division to provide documents regarding her case and by supplying false information to the investigator by misrepresenting the status of her case and purpose for the appeal.	\$5,000 fine \$4,758.18 in Division costs and fees All licenses and permits revoked
Anderson, George III Case 2021-32 B.1001398 (Voluntary Surrender) B.1001399 (Voluntary Surrender)	May 2023	Violated NRS 645.310(3) by comingling and/or permitting the comingling of money of a client on multiple occasions by improperly transferring and/or permitting the transfer of money from the accounts as set forth in Paragraphs 24 to 39 of this Complaint; Violated NRS 645.630(1)(h) by comingling and/or permitting the comingling of money with his own, or converting the money of others to his own, on multiple occasions by improperly transferring and/or permitting the transfer of money from the accounts as set forth in Paragraphs 24 to 39 of this Complaint; Violated NRS 645.630(1)(f) by failing, within a reasonable time, to account for or to remit any money which comes into his possession which belongs to others; Violated NRS 645.630(1)(e) by failing to maintain for review and audit by the Division, each brokerage agreement and property management agreement; Violated NRS 645.630(1)(g) by failing to balance the trust account at least monthly and by failing to submit to the Division an annual accounting of the trust accounts;	\$11,000 fine \$14,000 in Division costs and fees License voluntarily surrendered

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Anderson, George III Case 2021-32 B.1001398 (Voluntary Surrender) B.1001399 (Voluntary Surrender) CONTINUED...	May 2023	Violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) by breaching his obligation of absolute fidelity to his principal's interest; Violated NAC 645.655(2) by failing to produce documents which a broker is required to keep complete real estate transaction and property management records for; Violated NAC 645.806(1) by failing to turn his annual trust account reconciliations into the Division on multiple occasions.	\$5,000 fine \$4,758.18 in Division costs and fees All licenses and permits revoked
Anderson, George III Case 2021-1228 B.1001398 (Voluntary Surrender) B.1001399 (Voluntary Surrender)	May 2023	Violated NRS 645.630(1)(f) by failing, within a reasonable time, to account for or remit money in his possession belonging to others, by failing to timely transfer the entirety of the tenant deposits for the Property to TurnKey; Violated NRS 645.633(1)(h) pursuant to NAC 645.605(11)(a) and NAC 645.605(11)(b) by impeding or attempting to impede the Division's investigation by failing to provide the Division with the Requested Documents.	*Combined Stipulation with Case 2021-32
Glick, Fred Case 2021-819 Unlicensed	May 2023	Violated NRS 645.230(1)(a) when he offered to engage in the business of property management, rental and/or lease of, for a fee, in Nevada, without a license; Violated NRS 645.230(1)(b) when, pursuant to a property management agreement, for a fee, engaged in property management activities without a license; Violated NRS 645.235(1)(a) when, pursuant to a property management agreement, for a fee, engaged in property management activities without a license.	\$2,500 fine \$2,070 in Division costs and fees
Marshall, Sean Case 2021-818 BS.0143569 (Active) S.0071724 (Closed) PM.0163683 (Closed) B.0143569 (Dormant)	May 2023	Violated NRS 645.235(1)(b) when he allowed a non-Nevada licensee to communicate with Complainant regarding the property management contract, terms and/or conditions.	\$2,000 fine \$2,130 in Division costs and fees
Richardson, Tyler Scott Case 2022-119 S.0183650 (Active)	May 2023	Violated NRS 645.230(1)(a) and NRS 645.235(1)(A) on seven (7) occasions when he acted in the capacity as a real estate salesperson without an active license; Violated NRS 645.630(1)(a) when he materially represented himself as a real estate salesperson while his license was expired; Violated NRS 645.633(1)(h) when he acted grossly negligent for failing to renew his real estate salesperson's license; Violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) when he represented himself as a real estate salesperson while his license was expired.	\$7,000 fine \$2,282 in Division costs and fees 6 hours Agency 6 hours Law and Legislation 6 hours Contracts 6 hours Ethics 6 hours Risk Reduction

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Yu, Chi-His Case 2021-966 B.0145108 (Active) PM.0164878 (Voluntary Surrender)	May 2023	Violated NRS 645.630(1)(g)(2) pursuant to NRS 645.310(5) and NAC 645.806(2) when on five occasions he failed to submit the proper Trust Account Reconciliations reports to the Division for five years: 2019 - 2023 and failed to submit any forms for three years: 2020, 2022 – 2023; Violated NRS 645.310(2) by failing to demonstrate that he promptly paid over money to his broker at the time; Violated NRS 645.633(1)(i) pursuant to NAC 645.605(4)(a) when he misrepresented himself through Propmanagement-4-U as the broker and instructed his owners and tenants to pay him and/or Propmanagement-4-U; Violated NRS 645.630(1)(d) by representing Propmanagement-4-U as his real estate brokerage when he was associated with another brokerage; Violated NRS 645.280(2) for associating with Propmanagement-4-U and accepting monies directly from persons other than his broker; Violated NRS 645.630(1)(f) on numerous occasions by remitting rent late, and failing to reasonably account for monies that came into his possession; Violated NRS 645.252(1)(a) when he failed to disclose to Complainant material facts, data and/or information such as the IRS Form 1099's for the years 2017 and 2018, and the status of outstanding HOA violations; Violated NRS 645.280 for conducting unlicensed activities when he conducted property management activity without a property management permit; Violated NRS 645.633(1)(h) pursuant to NAC 645.605(1) when he acted grossly negligent and/or incompetently by presenting agreements as "Charles Yu" and by brokerages he was not associated with at the time; Violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) for engaging in deceitful, fraudulent, and/or dishonest dealings when he represented himself as "Charles Yu" and brokerages he was not associated with at the time.	\$5,000 fine \$4,758.18 in Division costs and fees All licenses and permits revoked
Martinez-Pineda, Emigdio Case 2020-544 S.0182069 (Revoked)	June 2023	Violated NRS 645.633(1)(i), by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing through NAC 645.605(6), by breaching his obligation of absolute fidelity to his client's interest, by fraudulently alleging he has an interest in his client's Property in court proceedings; Violated NRS 645.633(1)(i), by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing through NAC 645.605(6), by breaching his obligation of absolute fidelity to his client's interest, by leasing his client's Property without paying for his use of the Property and refusing to vacate the Property; Violated NRS 645.633(1)(i), by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing through NAC 645.605(6), by breaching his obligation of absolute fidelity to his client's interest by subleasing Unit F without his client's knowledge or consent; provide his client with the Duties Owed form prepared pursuant to NRS 645.193.	\$70,000 fine \$12,296.70 in Division costs and fees All licenses and permits revoked

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Martinez-Pineda, Emigdio Case 2020-544 S.0182069 (Revoked)	June 2023	Violated NRS 645.633(1)(i), by engaging in conduct which constitutes deceitful, fraudulent or dishonest dealing, through NAC 645.605(1), by failing to protect the public against fraud, misrepresentation or unethical practices related to real estate, when he attempted to obtain a mortgage loan on the Property in the amount of \$980,000.00 from Velocity Mortgage Capital, with RESPONDENT listing himself as the primary applicant for the Property; Violated NRS 645.633(1)(h), by engaging in gross negligence or incompetence through NAC 645.605(7), by failing to ensure that the agreement for the lease of the Property between his client and RESPONDENT is contained in a written agreement that has been signed by all parties and that RESPONDENT'S real estate broker and each party to the real estate transaction has a copy of the same; Violated NRS 645.252(2), by failing to exercise reasonable skill and care with respect to all parties to the real estate transaction, by misspelling his client's name on the Commercial Purchase Agreement, and thereby causing the deed to be recorded under the wrong name; Violated NRS 645.252(3), by failing to provide his client with the Duties Owed form prepared pursuant to NRS 645.193.	\$70,000 fine \$12,296.70 in Division costs and fees All licenses and permits revoked
CONTINUED...			
Tang, Wayne Case 2022-100 S.0172416 (Active) PM.0165609 (Inactive)	June 2023	Violated NAC 645.650(2) for failing to timely provide his broker with the paperwork related to the transaction; Violated NRS 645.633(1)(h) pursuant to NAC 645.605(4) for failing to disclose, in writing, his interest or contemplated interest in the Property; Violated NRS 645.633(1)(i) for engaging in deceitful, fraudulent and/or dishonest dealings by attempting to get a potential buyer to make a loan and purchase the abovementioned property for him; Violated NRS 645.252(2) by failing to exercise reasonable skill and care with all parties when he wired the EMO to his buyer; Violated NRS 645.252(3)	\$25,000 fine \$3,496.34 in Division costs and fees 6 hours Agency 6 hours Ethics 3 hours Law and Legislation



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

BROKERS / **40**
 BROKER-SALESPERSONS / **42**
 SALESPERSONS / **567**

Real Estate Statistics Through June 2023

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	10	0	14	1	66	6	90	7
Carson City	30	3	47	2	210	21	287	26
Churchill	9	0	6	1	50	5	65	6
Clark	1,881	52	2,222	136	16,266	1,659	20,369	1,847
Douglas	62	3	65	4	294	23	421	30
Elko	17	1	25	1	131	9	173	11
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	1	0	1	0
Humboldt	9	0	6	1	40	2	55	3
Lander	2	0	2	0	9	0	13	0
Lincoln	2	0	0	0	9	1	11	1
Lyon	22	0	24	1	166	19	219	20
Mineral	0	0	0	0	3	0	3	0
Nye	29	1	24	1	171	12	224	14
Out Of State	437	31	311	60	1,184	263	1,932	354
Pershing	3	0	0	0	6	0	9	0
Storey	1	0	2	0	3	1	6	1
Washoe	379	16	431	24	2,737	248	4,547	288
White Pine	4	0	3	0	3	0	10	0
Total	2,897	107	3,182	232	21,349	2,269	28,435	2,608

**PROPERTY
MANAGERS**

ACTIVE
3,189

INACTIVE
489

**BUSINESS
BROKERS**

ACTIVE
361

INACTIVE
60



Happy Administrative Professionals Day!

We would like to take this opportunity to express our sincere gratitude for the invaluable contributions of our Administrative Professionals here at NRED. Our Administrative Professionals are the unsung heroes who play a crucial role in our Division's daily operations. They provide invaluable support and ensure that tasks are handled smoothly and efficiently.

Their willingness to go above and beyond their job

description to assist colleagues and constituents alike is truly commendable, and their patience and ability to handle even the most challenging situations with grace and composure are qualities that set them apart.

Their contributions to our team have not gone unnoticed, and we want to assure them that their efforts are greatly valued and deeply appreciated.

Thank You!

NEW HIRES

GIESELL HERNANDEZ
ADMINISTRATIVE ASSISTANT I *
REAL ESTATE LICENSING

SUSANA MCGEE
CIC SUPERVISOR
OMBUDSMAN'S OFFICE

AMBER VANDENBRINK
COMPLIANCE AUDIT INVESTIGATOR II
OMBUDSMAN'S OFFICE

* POSITION CHANGE

UPCOMING HOLIDAYS

LABOR DAY
MON / SEP 4TH

NEVADA DAY
FRI / OCT 27TH

VETERANS DAY
FRI / NOV 10TH

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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

KYLE MOORER

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

DAVID TINA

Vice President
Clark County

DARRELL PLUMMER

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