Open House

A newsletter for Nevada Real Estate Licensees

May / June / July / August 2024



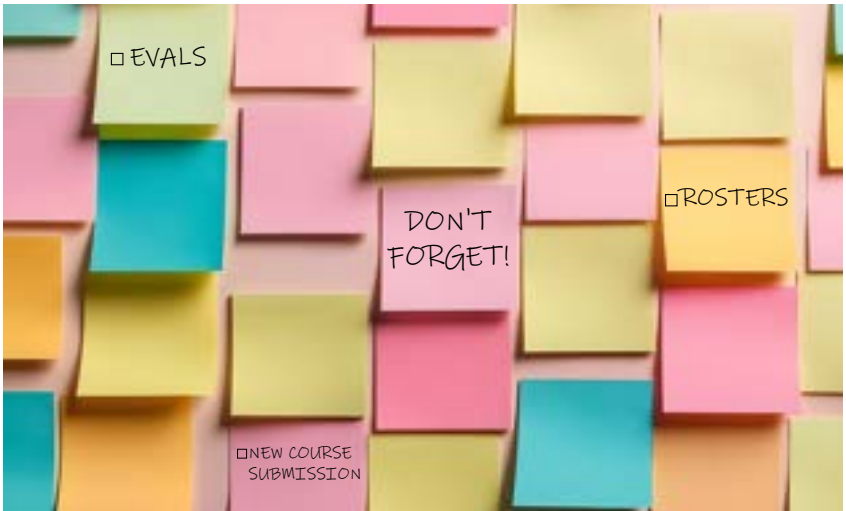
The Mission of the Nevada Real Estate Division:

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 GET TO KNOW REAL ESTATE'S NEWEST COMMISSIONER: FORREST BARBEE

4 EVERYTHING EDUCATION: THINGS TO REMEMBER AS AN EDUCATION PROVIDER

5 UPCOMING COURSES + THE DIVISION SEEKS ADVISORY COMMITTEE MEMBERS

6 COMMISSIONERS' CORNER

7 DISCIPLINARY ACTIONS/STIPULATIONS

9 REAL ESTATE STATISTICS AS OF JULY 2024

10 SINCE THE LAST OPEN HOUSE...

11 TEST YOUR NRED KNOWLEDGE

12 NEW HIRES AND UPCOMING HOLIDAYS

GET TO KNOW REAL ESTATE'S NEWEST COMMISSIONER:

FORREST BARBEE



The Nevada Real Estate Division is pleased to introduce Forrest Barbee, the newest member of the Nevada Real Estate Commission!

For nearly two decades, Commissioner Barbee has worked with Berkshire Hathaway HomeServices Nevada Properties and currently operates as their Broker of Record in Arizona, California and Nevada. Commissioner Barbee has an extensive impact on the real estate community, creating and instructing Nevada Pre-Licensing, Post-Licensing, Continuing Education and Property Management courses.

Prior to his distinguished career in real estate, Commissioner Barbee obtained a Bachelor of Science degree in Electrical Engineering from the University of Missouri, Columbia as well as a Master of Systems Management degree from the University of Southern California. He carries with him a notable tenure of military service, having served as a Radioman and Cryptographer in Nuclear Submarines for the U.S. Navy and as a Communications Electronics Officer for the U.S. Marine Corps.

With the more than twenty years of expertise he possesses, Commissioner Barbee showcases a commitment to professional excellence through his time serving as the GLVAR Treasurer in 2010, serving on the Nevada State Association of Realtors Board of Directors, multiple Committees and several Presidential Advisory Groups. This same excellence has been recognized through his numerous accolades, including GLVAR's Realtor of the Year in 2010, the GLVAR Ronn Reiss Education Award in 2016 and being inducted into the Las Vegas Realtors' Hall of Fame in 2019.

As of March 2024, Commissioner Barbee joins Lee R. Gurr of Elko County (President), Darrell Plummer of Washoe County (Vice President), Donna A. Ruthe of Clark County (Secretary) and David Tina of Clark County (Commissioner) on the Real Estate Commission. The five-member body, appointed by the Governor, acts in an advisory capacity to the Nevada Real Estate Division. The Commission adopts regulations and conducts disciplinary hearings, among other duties to ensure the integrity of the real estate profession in Nevada.

Want more information about the Nevada Real Estate Commission? Visit page 6!

EVERYTHING EDUCATION

THINGS TO REMEMBER AS AN EDUCATION PROVIDER



Instructor Evaluations

Per NAC 645.444, please ensure you are regularly reviewing and using the appropriate evaluation forms (Forms 612A – Forms 612D) and are submitting your completed evaluations (Form 612C or Form 612D) to the Division within ten business days after the last day of the course. Evaluations must be emailed directly to the Division at **evals@red.nv.gov**.



Course Rosters

Per NAC 645.455, please ensure to submit rosters on the appropriate forms (Form 785A) within three business days after the completion of the course. Ensure there are no leading zeros when entering the licensee's information and remember to use the License Lookup function on the Division's website prior to submitting any rosters. The Sponsor is directly responsible for making certain the students' names are spelled correctly and the license numbers are accurate. Rosters must be submitted directly to **education@red.nv.gov.**



New Course Submission

The Education Section works on a 30-day metric system, so it is imperative that our schedules and deadlines are adhered to (Course Deadlines can be reviewed on the **Division's website**). Please ensure to complete the New Course Application and all other pertinent forms in their entirety prior to submission. Reference the Application Checklist and review your items in detail. If your application is incomplete and Division deadlines are not met, your new course submission will be moved to the next submission period.

MORE QUESTIONS?

CONTACT EDUCATION:
(702) 486-0951
OR
REALEST@RED.NV.GOV



NRED Courses

Today 12:00 PM

What happened to NRED's courses??

NRED Education Section

Don't worry!

Trust Accounting Management & Compliance (TAMC) and What Every Licensee Should Know (WELSK) will be back soon! We're just on a brief hiatus to make things perfect for you! Courses will return in the final quarter of this year!

Will courses still be offered virtually?

Courses will be available for in-person attendance as well as virtual attendance via WebEx! Pre-registration will still be required to attend!

Remind me – how much do your courses cost?

That's the best part!! There is no course fee!

Love that!! Are you able to provide me with the future dates? I'll mark them in my calendar!

No dates yet... But they will be posted on the Division's website!

Check back soon for more details!

CAN'T WAIT!!

NEED EDUCATION ASAP?

The Real Estate Division updates the lists of Approved CE Classroom Courses and Approved CE Distance Education Courses monthly.

THE DIVISION SEEKS ADVISORY COMMITTEE MEMBERS

The Real Estate Division is seeking to increase membership of the Real Estate Advisory Committee and is inviting applications from interested licensees in northern and southern Nevada who meet the criteria listed below.

Once appointed by the Real Estate Commission, the Advisory Committee member will assist the Administrator on a recurring basis to conduct education course audits, and may be called upon by the Administrator or the Commission, as needed, to assist with other matters.

To qualify, the applicant must be a U.S. citizen, resident in Nevada for at least five years, have no record of commission discipline in the last five years and have been:

A. An active broker for at least two years; or
B. An active broker-salesperson for at least five years.

Appointment to the Advisory Committee is at the discretion of the Commission.

The application and additional details are available on the Division's website.

WHAT IS THE NEVADA REAL ESTATE COMMISSION?

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. The Real Estate Commission conducts business four times a year.





LEE R. GURR
President
Elko County

Reappointed: 11/01/2021
Term Expires: 10/31/2024



DARRELL PLUMMER
Vice President
Washoe County

Reappointed: 11/01/2022
Term Expires: 10/31/2025



DONNA A. RUTHE
Secretary
Clark County

Appointed: 04/01/2023
Term Expires: 03/31/2026



DAVID TINA
Commissioner
Clark County

Appointed: 11/01/2021
Term Expires: 10/31/2024



FORREST BARBEE
Commissioner
Clark County

Appointed: 03/01/2024
Term Expires: 02/28/2027

COMMISSIONERS' CORNER

Dear Licensees,

It has been my honor and privilege to have served on the Real Estate Commission for the State of Nevada for a total of 12 years—two terms between 2000 and 2006, and two terms between 2018 and 2024. The upcoming meeting in Carson City in August will likely be my last, and I'm proud to be finishing up by serving as President of the Commission this year. Throughout my years of service, I've strived to pay attention to the details presented and to work at reaching a decision that protects consumers, something my fellow Commissioners and I agree is the right path.

Because so many licensees don't know how we end up on the Commission, I'd like to give everyone an overview. There's no election involved; instead, Commissioners are appointed by the Governor for a term of 3 years. Members may be reappointed—as I was after my first term ended in 2004 and again in 2021—but can't serve more than 6 consecutive years and aren't eligible to serve again for at least 3 years after previous service.

Each Commissioner must be a US citizen; a Nevada resident for at least 5 years; and have been actively engaged in business as a real estate broker for at least 3 years or broker-salesperson in Nevada for at least 5 years immediately preceding the date of appointment.

Lastly, three Commissioners are appointed from Clark County, one from Washoe County, and one is appointed from Carson City or any county other than Clark or Washoe. The terms are staggered.

Those of us who serve are committed to the real estate profession and the protection of the general public. I hope I've helped in both those areas, and am grateful to have had the opportunity to serve. I hope you'll think about serving, too!

Sincerely,

Lee Rix Gurr, President

UPCOMING COMMISSIONS MEETINGS

AUGUST

13TH-15TH

Meeting Held In: Carson City

Participation: In-Person or through Webex

NOVEMBER

19TH-21ST

Meeting Held In: Las Vegas

Participation: In-Person or through Webex

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
Smith, Sophia Madalena Case 2024-67 S.0183595.LLC (Inactive) TS.3001834-AGEN (Closed)	May 2024	Allegedly violated NRS 645.633(1)(d)(2) having been convicted of felonies 16 involving fraud, deceit, misrepresentation and/or moral turpitude; Allegedly violated NRS 645.615(2)(a) for failing to submit notification to the 18 Division of her convicted felonies and/or crimes involving fraud, deceit, misrepresentation and/or moral 19 turpitude, within 10 days of entry.	$5,000 fine $1,536.32 in Division costs and fees All licenses and permits voluntarily surrendered
Townsend, Claudia L. Case 2023-899 B.1002345.INDV (Active) S.0173195 (Closed)	May 2024	Allegedly violated NAC 645.806(3) for failing to submit her Form 546A by the last day of her real estate license expiration month.	$250 fine $988.16 in Division costs and fees
Baldwin, Roger Case 2023-151 S.0044327 (Revoked)	June 2024	Violated NRS 645.630(1)(c) pursuant to NRS 645.280 by accepting compensation for real estate services from any person other than the broker under whom he was licensed at the time of the real estate transaction; Violated NRS 645.630(1)(i) pursuant to NRS 645.310(2) by accepting rent and/or deposits on behalf of a property owner and failing to promptly deposit the funds with his broker; Violated NRS 645.633(1)(b) pursuant to NAC 645.695 by failing to pay the $500.00 administrative fine levied by the Division for accepting compensation for services directly from a property owner and the $500.00 administrative fine levied by the Division for accepting rent and/or deposits on behalf of a property owner and failing to deposit the funds with his broker.	$1,000 fine $4,975.89 in Division costs and fees All licenses and permits revoked

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Bowshier, Charles F. Case 2023-463 S.0036055 (Revoked)	June 2024	Violated NRS 645.63 3(1)(i) pursuant to NAC 645.605(1) for committing deceitful, fraudulent and/or dishonest dealings by failing to do his utmost to protect the public against fraud, misrepresentation and/or unethical real estate practices when he knowingly signed his client's name electronically on the purchase agreement dated May 24, 2023; Violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) for committing grossly negligent and/ or incompetent acts when he breached his obligation of absolute fidelity to his client's interest, when, without her knowledge, he electronically signed his client's name on the purchase agreement dated May 24, 2023 at a lowered price of $242,000; Violated NAC 645.650(2) for failing to provide paperwork timely or not at all to his broker despite repeated requests to do so.	$20,000 fine $5,579.83 in Division costs and fees All licenses and permits revoked
Sanchez, Adrian Case 2022-601 S.0190586 (Revoked)	June 2024	RESPONDENT violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) by engaging in deceitful, fraudulent and dishonest dealing by inducing the Complainant to wire transfer $205,000.00 into Respondent's personal business account for the subject real estate transaction; Violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) by engaging in deceitful, fraudulent and dishonest dealing by misleading Complainant to believe that the subject property was still available even after the Complainant indicated his belief that the property had already been sold to another buyer; Violated NRS 645.633(1)(i) pursuant to NAC 645.605(1) by engaging in deceitful, fraudulent and dishonest dealing by failing to return the $205,000.00 in wired funds for the failed real estate transaction; Violated NRS 645.630(1)(i) pursuant to NRS 645.310(2) by accepting the $205,000.00 wire transfer of fund for a real estate transaction and failing to promptly deposit the funds with his broker.	$40,000 fine $6,481.69 in Division costs and fees All licenses and permits revoked
Villani, Frank Gary Case 2023-939 B.0143393.LLC (Suspended) PM.016436.BKR (Revoked) BS.0143393.LLC (Closed) S.0073699.LLC (Closed)	June 2024	Violated NRS 645.630(1)(g) pursuant to NAC 645.806, by failing to timely submit his annual trust account reconciliations to the Division for 2023, due by the last day of the expiration month for his broker license; Violated NRS 645.633(l)(h) pursuant to NAC 645.605(11), by demonstrating gross negligence or incompetence by impeding the Division's investigation due to respondent's failure to comply with repeated requests from the Division for a written response and documents relevant to its investigation.	$20,000 fine $4,393.95 in Division costs and fees Property Management permit revoked



Since our last newsletter (March 2024), the following number of new real estate licenses have been added in the Division system:

BROKERS / **34**
BROKER-SALESPERSONS / **64**
SALESPERSONS / **695**

Real Estate Statistics Through July 2024

	Brokers		Broker-Salespersons		Salespersons		Totals	
County	**Active**	**Inactive**	**Active**	**Inactive**	**Active**	**Inactive**	**Active**	**Inactive**
Unknown	12	1	11	1	56	5	79	7
Carson City	28	2	49	3	204	26	281	31
Churchill	9	0	6	3	52	6	67	9
Clark	1,859	47	2,186	134	15,741	1,694	19,786	1,875
Douglas	56	7	66	2	280	17	402	26
Elko	17	0	26	0	124	7	167	7
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	1	0	1	0
Humboldt	7	0	7	2	38	6	52	8
Lander	3	0	1	0	9	0	13	0
Lincoln	2	0	1	0	5	1	8	1
Lyon	21	0	28	0	170	18	219	18
Mineral	0	0	0	0	3	1	3	1
Nye	28	2	24	1	163	15	215	18
Out Of State	426	32	320	63	1,237	302	1,983	397
Pershing	3	0	0	0	7	0	10	0
Storey	1	0	2	0	5	1	7	1
Washoe	367	5	431	16	2,683	260	3,481	281
White Pine	4	0	3	0	3	0	10	0
Total	**2,843**	**96**	**3,160**	**225**	**20,781**	**2,359**	**26,784**	**2,680**

PROPERTY MANAGERS	ACTIVE	INACTIVE
	3,195	493

BUSINESS BROKERS	ACTIVE	INACTIVE
	372	65

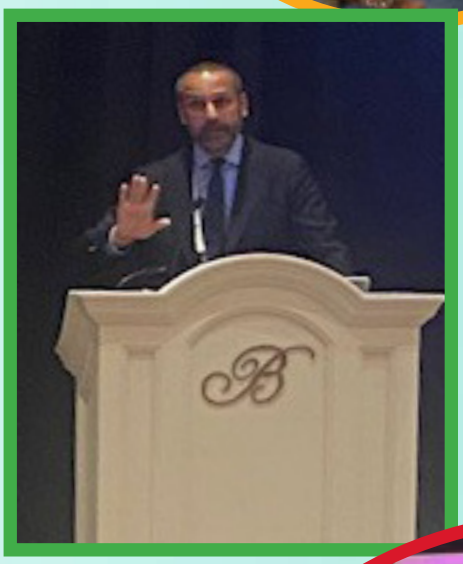
SINCE THE LAST OPEN HOUSE...



On April 24th, NRED expressed our deepest appreciation for the invaluable hard work and integral support of our Administrative Professionals in honor of Administrative Professionals' Day. Operations at the Division would not be the same without them!

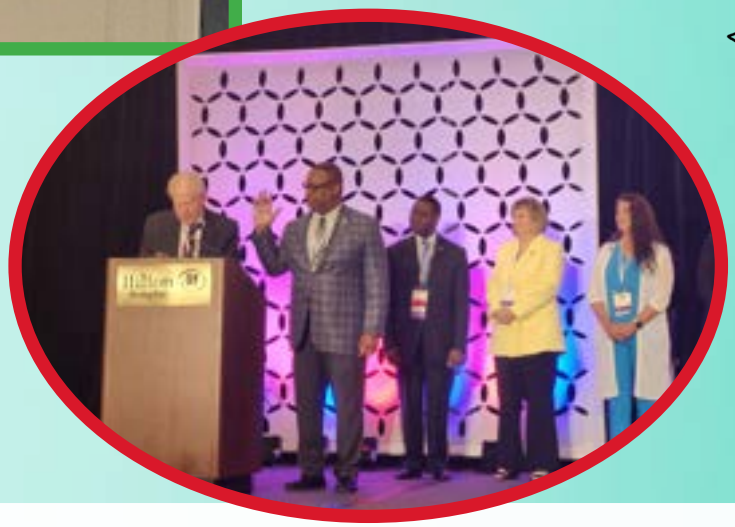
In May, the Nevada Real Estate Division participated in the "Business & Industry Career Fair" hosted at the Nevada State Business Center. NRED representatives met and conversed with members of the Nevada community interested in our Agency's mission!





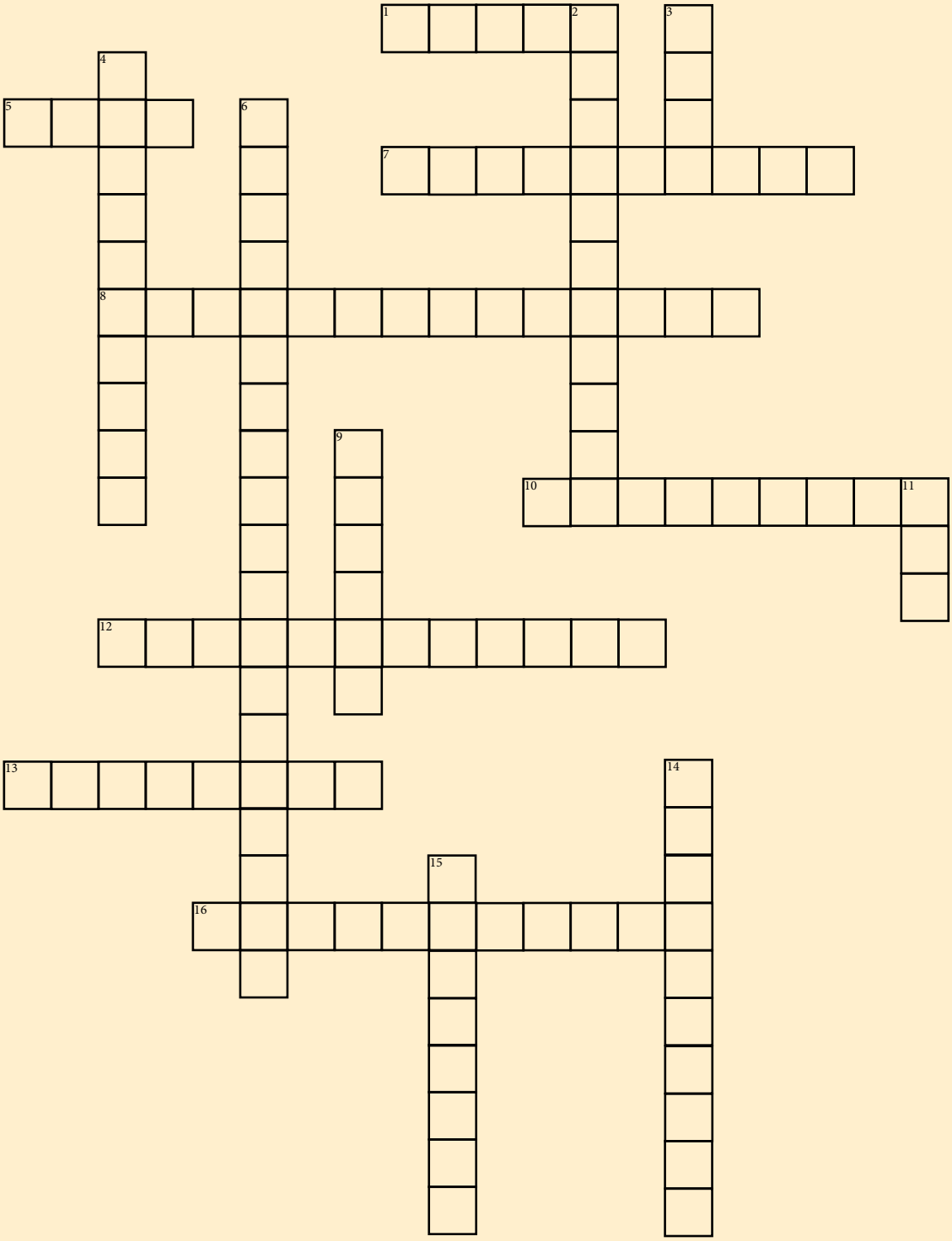
Sharath Chandra , Administrator of the Nevada Real Estate Division, spoke on Timeshares and gave a legislative overview at the 2024 Spring Conference for the American Resort Development Association (ARDA) on April 16th.

Education's CE Program Specialist, Kyle Moorer, attended the Real Estate Educators Association's (REEA) Annual Conference in June! The theme for this year was *"Grit, Grind & Grow,"* to emphasize the importance of integrity and transparency as well as the path forward for the real estate education industry. The conference discussed topics such as the advancement of AI, improving instructor training and monitoring Sponsor Pass/Fail Rates.



TEST YOUR NRED

K
N
O
W
L
E
D
G
E



DOWN:

2. _____ must be emailed directly to evals@red.nv.gov.
3. A representative from NRED attended this annual conference in June to discuss growth in the real estate education industry.
4. Discipline determined by the Real Estate Commission for misuse and misconduct with one's license.
6. Who is the Director of the Department of Business and Industry?
9. How many new hires/position changes did NRED have this quarter?
11. _____645.806(3) is violated when a licensee fails to submit form 546A by the last day of their real estate license expiration month.
14. Where will the August Commission Meeting be held?
15. The Nevada Real Estate Division offices close in observance of certain holidays. What is the next holiday the Division will be closed?

ACROSS:

1. How many years is a Commissioner appointed for?
5. How much are classes offered by the Nevada Real Estate Division?
7. The Division offers two courses on a regular basis: What Every Licensee Should Know and Trust Accounting Management & _____.
8. NRED celebrated our invaluable _____ professionals on April 24th?
10. What is one of the requirements to become an advisory committee member?
12. Per NAC 645.455, what does an instructor have to submit to the Division within three business days after the completion of the course?
13. Who appoints the commissioners to the Real Estate Commission?
16. The Real Estate Commission adopts _____ and conducts disciplinary hearings among other duties.

UPCOMING HOLIDAYS

Labor Day
September 2nd

Nevada Day
October 25th

Veteran's Day
November 11th

The offices of the Nevada Real Estate Division are closed in observance of the above holidays. Offices will re-open on the following business day.

NRED'S NEWEST ADDITIONS

Dre-Anna Anderson
Program Officer I
Ombudsman's Office

Ayana Band
Education and Information Officer
Ombudsman's Office

Rebecca Bruce*
Program Officer III
Appraisal

Barry Chappell
Program Officer I
Ombudsman's Office

Katherine Grande*
Administrative Assistant III
Projects

James Johnston II
Compliance Audit Investigator II
CIC Compliance

Victor Ledezma
Administrative Assistant I
Ombudsman's Office

Kathryn Null*
Program Office III
Ombudsman's Office

Andrei Tcacenco
Program Officer I
Ombudsman's Office

Isabella Wehbe
Administrative Assistant III
Ombudsman's Office

***POSITION CHANGE**

NEED TO CONTACT THE DIVISION?

PHONE NUMBER:
702.486.4033

E-MAIL ADDRESS:
realest@red.nv.gov

WEBSITE:
http://red.nv.gov

TEST YOUR NRED KNOWLEDGE

ANSWER KEY

DOWN
2. Evaluations **3.** REEA **4.** Revocation
6. Dr. Kristopher Sanchez **9.** Eleven
11. NAC **14.** Carson City **15.** Labor Day

ACROSS
1. Three **5.** Free **7.** Compliance
8. Administrative **10.** U.S. Citizen
12. Course Roster **13.** Governor **16.** Regulations

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 RIX GURR
President
Elko County

DARRELL PLUMMER
Vice President
Washoe County

DONNA A. RUTHE
Secretary
Clark County

DAVID TINA
Commissioner
Clark County

FORREST BARBEE
Commissioner
Clark County