Open House

A newsletter for Nevada Real Estate Licensees

February / March / April / May 2026

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.



Department of Business and Industry – Nevada Real Estate Division









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How Can Property Owners Protect Themselves Against Property Fraud?

Property ownership is often one of the largest financial investments an individual can make. However, property, land or a home can still be vulnerable to fraud despite ownership. The Recorders Association of Nevada (RAN) has compiled information and resources to assist landowners and homeowners in providing early detection of property fraud.

What is Property Fraud?

Property Fraud, also referred to as deed fraud or document fraud, is a crime in which fraudulent documents are recorded against a property without the owner's knowledge or consent.

According to RAN, property fraud tends to target properties that are unoccupied, do not have mortgages or have high equity value.

Property fraud can manifest in several forms, including but not limited to: deceptive transactions of inherited properties, forged property deeds, fraudulently filed liens against a property, LLC or Corporate ownership high jacking, notary fraud or seller impersonation scams.

Preventative Measures

Property owners can protect themselves by pursuing proper title insurance coverage, seek available fraud coverage through their homeowners insurance provider, monitor social security activity, monitor credit reports regularly and even freeze credit when appropriate.

RAN highlights Property Recording Alert Systems as a resource property owners can proactively use to protect themselves.

Property Recording Alerts

Property Recording Alert Systems exist to provide landowners and homeowners timely notice of all documents recorded against their name or property.

County recorders are required to record any document that fulfills basic statutory (state or local) recording requirements. Recorder offices generally do not have the authority to audit the content of a document or determine its enforceability, efficacy or accuracy.

Property recording alerts are currently offered in the following counties: Carson City, Churchill County, Clark County, Douglas County, Elko County, Humboldt County, Lander County, Lyn County, Nye County, Pershing County, Storey County, Washoe County, White Pine County.

Esmeralda County, Eureka County, Lincoln County and Mineral County do not have active recording alert systems at this time.

Although these systems do not inherently prevent fraudulent activities from occurring, they are a free resource the public can use to act quickly when suspicious activity arises.

For more information and resources on property fraud, preventing property fraud and what steps to take if you are a victim of property fraud, visit the Recorders Association of Nevada's website!

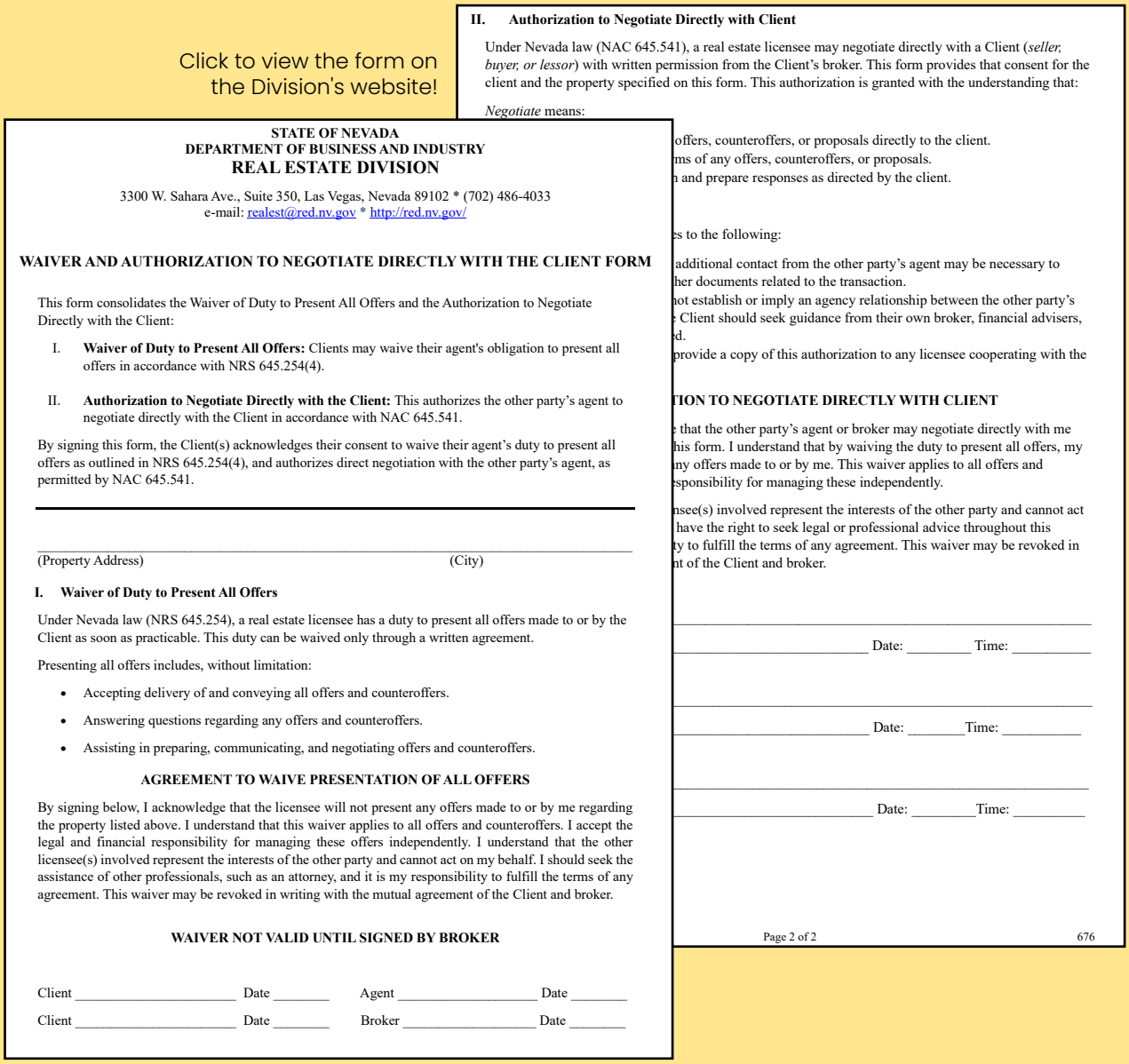
Everything Education

Ensure your forms are up-to-date!

In April 2025, **Form 676** (Waiver and Authorization to Negotiate Directly with the Client) consolidated the Waiver of Duty to Present all Offers and the Authorization to Negotiate Directly with the Client.

The form is used as a written agreement in which a client agrees to waive the real estate licensee's duty to present all offers, as permitted under **NRS.645.254**, and it authorizes a real estate licensee to negotiate directly with a client (seller, buyer or lessor) with written permission from the client's broker, as required by **NAC 645.541**.

Click to view the form on the Division's website!



STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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WAIVER AND AUTHORIZATION TO NEGOTIATE DIRECTLY WITH THE CLIENT FORM

This form consolidates the Waiver of Duty to Present All Offers and the Authorization to Negotiate Directly with the Client:

I. **Waiver of Duty to Present All Offers:** Clients may waive their agent's obligation to present all offers in accordance with NRS 645.254(4).

II. **Authorization to Negotiate Directly with the Client:** This authorizes the other party's agent to negotiate directly with the Client in accordance with NAC 645.541.

By signing this form, the Client(s) acknowledges their consent to waive their agent's duty to present all offers as outlined in NRS 645.254(4), and authorizes direct negotiation with the other party's agent, as permitted by NAC 645.541.

(Property Address) (City)

I. Waiver of Duty to Present All Offers

Under Nevada law (NRS 645.254), a real estate licensee has a duty to present all offers made to or by the Client as soon as practicable. This duty can be waived only through a written agreement.

Presenting all offers includes, without limitation:

- Accepting delivery of and conveying all offers and counteroffers.
- Answering questions regarding any offers and counteroffers.
- Assisting in preparing, communicating, and negotiating offers and counteroffers.

AGREEMENT TO WAIVE PRESENTATION OF ALL OFFERS

By signing below, I acknowledge that the licensee will not present any offers made to or by me regarding the property listed above. I understand that this waiver applies to all offers and counteroffers. I accept the legal and financial responsibility for managing these offers independently. I understand that the other licensee(s) involved represent the interests of the other party and cannot act on my behalf. I should seek the assistance of other professionals, such as an attorney, and it is my responsibility to fulfill the terms of any agreement. This waiver may be revoked in writing with the mutual agreement of the Client and broker.

WAIVER NOT VALID UNTIL SIGNED BY BROKER

Client _____ Date _____ Agent _____ Date _____

Client _____ Date _____ Broker _____ Date _____

II. Authorization to Negotiate Directly with Client

Under Nevada law (NAC 645.541), a real estate licensee may negotiate directly with a Client (*seller, buyer, or lessor*) with written permission from the Client's broker. This form provides that consent for the client and the property specified on this form. This authorization is granted with the understanding that:

Negotiate means:

offers, counteroffers, or proposals directly to the client.
ms of any offers, counteroffers, or proposals.
n and prepare responses as directed by the client.

s to the following:

additional contact from the other party's agent may be necessary to
her documents related to the transaction.
ot establish or imply an agency relationship between the other party's
Client should seek guidance from their own broker, financial advisers,
d.
provide a copy of this authorization to any licensee cooperating with the

TION TO NEGOTIATE DIRECTLY WITH CLIENT

that the other party's agent or broker may negotiate directly with me
his form. I understand that by waiving the duty to present all offers, my
ny offers made to or by me. This waiver applies to all offers and
sponsibility for managing these independently.

nsee(s) involved represent the interests of the other party and cannot act
have the right to seek legal or professional advice throughout this
ty to fulfill the terms of any agreement. This waiver may be revoked in
nt of the Client and broker.

_____ Date: _____ Time: _____

_____ Date: _____ Time: _____

_____ Date: _____ Time: _____

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For more information on the use of Form 676, you can reference **Informational Bulletin 40** on the Division's website!

NEW REVISION:
The Residential Disclosure Guide

As of May 2026, the ninth edition of the Residential Disclosure Guide has been published electronically to the Nevada Real Estate Division's website. In accordance with NRS 645.194, the Residential Disclosure Guide was developed to increase consumer awareness and understanding of disclosures that are required by a buyer and a seller in a transaction involving the sale of residential property in the State of Nevada.

The Residential Disclosure Guide contains only a few examples of what must be disclosed during a real estate transaction. While it is not possible to outline which disclosures are needed in every situation, as every real estate transaction is unique, this guide contains discussions on the most commonly required state, federal and local disclosures.

References to real estate licensees and the sale of residential properties in this guide apply only to the state of Nevada.



Click to view the Residential Disclosure Guide on the Division's website!

commissioners' corner

Dear Licensees,

Effective October 1, 2025, Assembly Bill 258 changed the way Nevada licensees approach brokerage agreements. Simply put, all brokerage agreements must be in writing. A brokerage agreement, as defined by NRS 645.005, means a written contract between a client and a broker in which the broker agrees to accept valuable consideration from the client or another person for assisting, soliciting or negotiating the sale, purchase, option, rental or lease of real property, or the sale, exchange, option or purchase of a business.

Oral brokerage agreements are no longer sufficient. Let me explain why this matters.

For many years, real estate professionals have relied on conversations, personal relationships, implied agency, and other informal "understandings" to begin a potential relationship with clients. A client, as defined by NRS 645.009, means a person who has entered into a brokerage agreement with a broker or a property management agreement with a broker.

With these "handshake" agreements, the paperwork followed later, but in many cases, it may not have been completed at all. These informal, unwritten relationships have always posed a risk, especially to brokers who enforce the agreements of their brokerages. A licensee may believe they have an agreement, but often the potential client believed something different. These left brokers scrambling to defend their interests in the transactions.

A written agreement protects everyone. It identifies the client, the broker, the scope of services, the duration of the relationship, and how compensation will be handled. It also provides consumers with a better understanding of who represents them, and it sets expectations while the parties are aligned.

If it matters, put it in writing.

Brokers, if you have not already done so, now is the time to review your office policies, forms, transaction checklists, and training procedures. Licensees should know when a written agreement is required, which form to use, who must sign it, where it must be stored, and when the client must receive a copy. Consult counsel if needed.

This is an opportunity to improve professionalism, reduce disputes, and create better consumer understanding. Written agreements are not merely paperwork. They are evidence of a clear, lawful, and professional brokerage relationship.

Manage your risks. Train your agents. Review your files. And as always, operate under your brokerage policies and Nevada law.

Sincerely,

Donna A. Ruthe, President

UPCOMING COMMISSION MEETINGS:

*All meetings have the opportunity for in-person or virtual attendance.

SUMMER

AUGUST
11TH–13TH
IN CARSON CITY

FALL

NOVEMBER
17TH–19TH
IN LAS VEGAS

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.

commissioners



DONNA A. RUTHE
President
Clark County
Reappointed: 04/01/2026
Term Expires: 03/31/2029



FORREST BARBEE
Vice President
Clark County
Appointed: 03/01/2024
Term Expires: 02/28/2027



DAVID TINA
Commissioner
Clark County
Reappointed: 11/01/2024
Term Expires: 10/31/2027



WILLIAM BRADLEY SPIRES
Commissioner
Douglas County
Appointed: 11/01/2024
Term Expires: 10/31/2027



CHRISTOPHER RAYNOR
Commissioner
Washoe County
Appointed: 11/01/2025
Term Expires: 10/31/2028

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.

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Block, Casey Case 2025-305 B.1002537.LLC (Expired) S.0188640 (Closed)	February 2026	Allegedly violated NRS 645.633(1)(b) pursuant to NAC 645.806(2) by failing to timely submit his annual Form 546 Trust Account Rcconcitiotion Form to the Division by the last day ofthe expiration month for his broker license, December 2024.	$1,402.40 in Division costs and fees
Dussault, Deann Case 2025-355 B.1001917.INDV (Expired) PM.0163548.BKR (Expired) S.0059092 (Closed)	April 2026	Violated NRS 645.633(1)(b) pursuant to NAC 645.806(2) by failing to timely submit her annual Form 546 Trust Account Reconciliation Form to the Division by the last day of the expiration month for her broker license, January 2025.	$10,000 fine $1,647.78 in Division costs and fees All licenses and permits revoked
Neeru, Seth Case 2025-171	April 2026	Violated NRS 645.230(1)(a) pursuant to NRS 645.235(1) by willfully and knowingly acting in the capacity of a real estate broker and/or salesperson, as defined by NRS 645.030 and NRS 645.040, respectively, when she performed activities pertaining to the commercial lease of PJ's Food & Gas for which a license is required under NRS 645, without first holding the requisite license; Violated NRS 645.867 and NRS 645.230(d) pursuant to NRS 645.235(1), by willfully and knowingly acting in the capacity of a real estate business broker without first holding the requisite business broker permit; Violated NRS 645.235(1)(a) pursuant to NRS 645.235(1) by willfully and/or knowingly engaging in activities for which a license is required under NRS 645 without holding any such license, from which she earned $249,000.00 in commissions.	$249,000 fine $5,482.21 in Division costs and fees

NAME	EFFECTIVE DATE	ALLEGATIONS / VIOLATIONS	DISCIPLINE / SETTLEMENT
Jett, Karina Case 2024-680 S.0171416.LLC (Active)	February 2025	Violated NRS 645.633(1)(i) for committing deceitful, fraudulent and/or dishonest acts in a real estate transaction; Violated NRS 645.330(1)(a) for failing to possess the qualifications of honesty, trustworthiness, and/or integrity required of all licensees when it is uncontroverted that she committed fraud in the inducement and intentional and/or negligent misrepresentation(s) in a real estate transaction; Violated NRS 645.252(2) for failing to exercise reasonable skill and care with respect to all parties to the real estate transaction, when she was clearly advancing her own interests; Violated NRS 645.633(1)(h) pursuant to NAC 645.605(6) for committing grossly negligent and/or incompetent acts when she breached her obligation of absolute fidelity to her principal father's interest, her obligation to deal fairly, and instead advanced the interests of herself.	$40,000 fine $15,676.64 in Division costs and fees 3 hours Ethics 3 hours Agency 6 hours Contracts 3 hours Risk Reduction 3 hours Law &



Since our last newsletter (December 2025), the following number of new real estate licenses have been added in the Division system:

BROKERS: **58**
BROKER-SALESPERSONS: **54**
SALESPERSONS: **660**

Real Estate Statistics Through May 2026

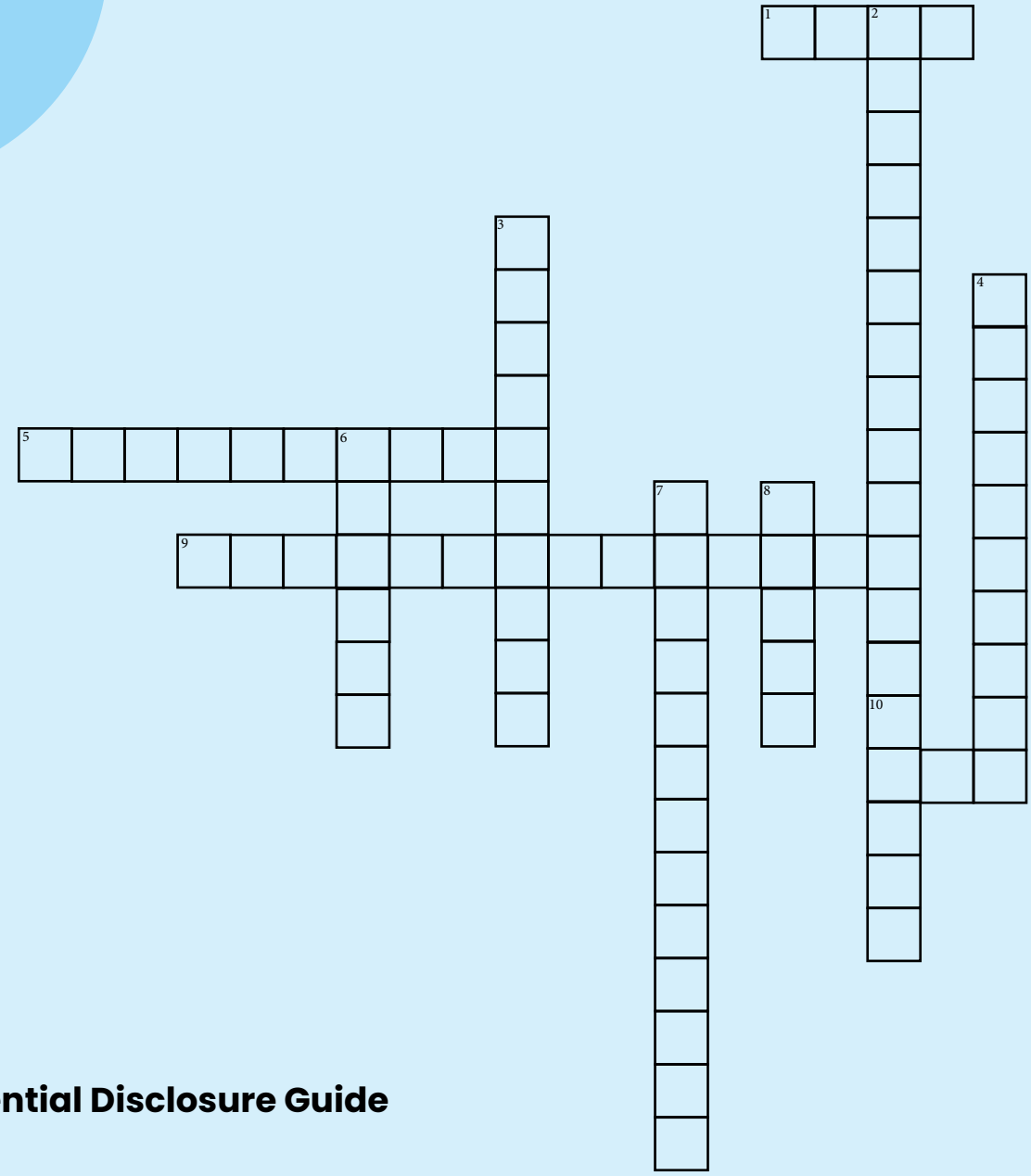
	Brokers		Broker-Salespersons		Salespersons		Totals	
County	Active	Inactive	Active	Inactive	Active	Inactive	Active	Inactive
Unknown	16	1	11	0	123	7	150	8
Carson City	32	0	41	2	212	20	285	22
Churchill	9	0	5	1	52	4	66	5
Clark	1,824	45	2,072	125	15,069	1,390	18,965	1,560
Douglas	59	2	65	3	277	14	401	19
Elko	19	0	22	1	116	8	157	9
Esmeralda	0	0	0	0	0	0	0	0
Eureka	0	0	0	0	1	0	1	0
Humboldt	9	0	5	1	41	2	55	3
Lander	2	0	1	0	7	0	10	0
Lincoln	2	0	1	0	6	0	9	0
Lyon	23	0	27	0	166	18	216	18
Mineral	0	0	0	0	3	0	3	0
Nye	25	1	24	0	163	10	212	11
Out Of State	424	37	307	53	1,191	258	1,932	348
Pershing	4	0	0	0	6	0	10	0
Storey	1	0	1	0	4	1	6	1
Washoe	355	7	402	18	2,607	215	3,364	240
White Pine	3	0	2	0	5	0	10	0
Total	**2,817**	**93**	**2,986**	**204**	**20,049**	**1,947**	**25,852**	**2,244**

PROPERTY MANAGERS	ACTIVE	INACTIVE
	3,152	**501**

BUSINESS BROKERS	ACTIVE	INACTIVE
	379	**68**

TEST YOUR REAL ESTATE

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Theme: Residential Disclosure Guide

DOWN:

2. Buyers should investigate the impact of _____ and the noise levels at different times of the day over that property.
3. What form makes the buyer or seller aware of obligations owed by a real estate licensee to all parties involved in the transaction?
4. If the property has not been occupied by the buyer more than 120 days before completion, the seller must give notice of any_____ prepared for the property or for the subdivision in which the property is located.
6. Who must provide written notice to the buyer of any impact fee, including the amount of the impact fee and the name of the local government imposing the fee?
7. In transactions involving the resale of a unit previously sold by the developer, a _____ must be provided to the buyer at the expense of the seller.
8. In May 2026, the Real Estate Division published the _____ edition of the Residential Disclosure Guide.

ACROSS:

1. The purpose of the lead-based paint disclosure is to make the buyer aware that the residential property (if built prior to 1978) may present exposure to_____.
5. The Seller's Real Property _____ form is to make the buyer aware of the overall condition of the property before it is transferred.
9. If a property is a new unit in a common-interest community or a condominium hotel, the buyer must be provided with a _____ _____ Statement on or before the date on which an offer to purchase becomes binding.
10. The purpose of the Consent to _____ form is for the licensee to obtain the written consent to act for more than one party in a transaction.

ANSWER KEY: DOWN: 2. Airport Flight Paths 3. Duties Owed 4. Soil Report 6. Seller 7. Resale Package 8. Ninth **ACROSS:** 1. Lead 5. Disclosure 9. Public Offering 10. Act

SINCE THE LAST OPEN HOUSE...



To spread the holiday cheer, NRED's nine sections competed against one another in an ugly sweater competition during the winter season. Our constituents voted for Licensing's show-stopping sweater, and Administrator, Sharath Chandra wore the winning creation!



Susan Clark, Licensing Manager, retired in April 2026 , after more than 32 years of dedicated service to the State of Nevada. Our agency is grateful for her guidance, insight and dedication to our agency throughout her career. We wish her the best in this new chapter!



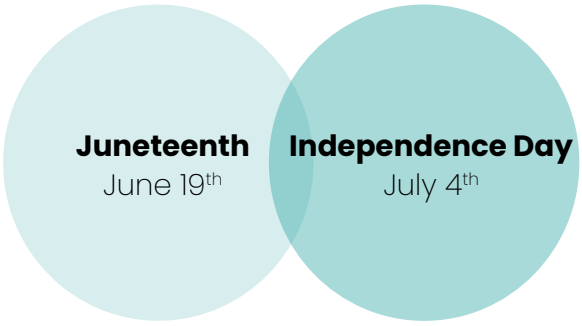
In April, the Department of Business and Industry's Director, Dr. Kristopher Sanchez presented Employee of the Quarter certificates to Licensing Supervisor Sandra Saenz, Administrative Assistant III Lori Baldwin, and Education and Information Officer Annalyn Carrrillo. Annalyn was also presented with the 2026 Employee Recognition from Governor Joe Lombardo (pictured on page 2). NRED is grateful to have such hard-working employees!



In May, Linda Hill, NRED's Timeshare Program Officer, attended the American Resort Development Association's (ARDA) annual Spring Conference with Deputy Administrator Charvez Foger and Administrator Sharath Chandra. This year's conference gathered more than 1,200 timeshare industry professionals to discuss the state of the vacation timeshare industry.

UPCOMING HOLIDAYS

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



NEED TO CONTACT THE DIVISION?

PHONE NUMBER:
702.486.4033

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

WEBSITE:
http://red.nv.gov

NRED'S NEWEST ADDITIONS

- **Andrea Anguiano**
  Administrative Assistant III
  Ombudsman's Office
- **Angelica Sanchez**
  Administrative Assistant II
  Education
- **Brenda Nowell**
  Administrative Assistant I
  Licensing
- **Emily Piggott**
  Program Officer I
  Ombudsman's Office
- **Lori Baldwin***
  Administrative Assistant III
  Projects
- **Tania Marble**
  Administrative Assistant III
  Licensing
- **Veronique McCoy**
  Program Officer I
  Ombudsman's Office

*POSITION CHANGE

WANT TO ELEVATE EDUCATION AND EARN FREE CE CREDIT?

JOIN THE...

REAL ESTATE ADVISORY REVIEW COMMITTEE

The Real Estate Advisory Review Committee (ARC) is looking for committed brokers to join our team of auditors! As a member, you'll have the chance to influence the quality of continuing education in Nevada.

WHY JOIN?

- Earn free CE credits through course audit reimbursements!
- Make a meaningful contribution to real estate education!
- Be a recognized leader among your peers by serving on the ARC!

ELIGIBILITY REQUIREMENTS

1. Be a U.S. citizen and Nevada resident for at least five years.
2. Have a clean discipline record with the Commission for the past five years.
3. Have been an Active Broker for at least two years or an Active Broker-Salesperson for at least five years.

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

If you're interested, we'd love to hear from you! Visit our website to apply today!

Official publication of the

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

DR. KRISTOPHER SANCHEZ
Director

NEVADA REAL ESTATE DIVISION

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Administrator

CHARVEZ FOGER
Deputy Administrator

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NEVADA REAL ESTATE COMMISSION

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