



Arizona Department of Real Estate

Bulletin

Volume 2016 • Issue 1



Judy Lowe
Commissioner

COMMISSIONER'S CORNER

T E A M

PROFESSIONAL... WHAT MAKES A PRACTITIONER A PROFESSIONAL?

As I do my ADRE Outreach around Arizona, I hear from real estate practitioners and consumers who believe that some real estate licensees do not meet minimum standards of professional and ethical practice, do not possess the real estate knowledge necessary to represent a consumer in the real estate transaction, and/or are “unprofessional”.

I am frequently asked what I can do, as the Real Estate Commissioner, to make licensed real estate practitioners more professional. I personally have a strong conviction that the real estate practitioner must be a professional, that professionalism is expected by the real estate consumers, and that it is foremost in protecting the public in real estate matters.

However, professionalism is exceedingly difficult to define.....what makes a Real Estate Licensee a Professional, and what adds up to Professionalism?? I offer here my thoughts on real estate Professionalism, influenced by writings of Wayne S. Bell, the California Real Estate Commissioner.

- A combination of a professional appearance and attitude (presenting oneself “professionally”), and excellent and reliable client service.
- Understanding and following the required fiduciary duties imposed on all real estate licensees in the “Duties to the Client” per R4-28-1101, which include placing the clients’ interests ahead of those of the licensees. Fiduciary duties impose the highest standard of care, and real estate licensees must be committed to scrupulously fulfilling those obligations.
- Being organized, disciplined, prepared, credible, trustworthy, honest and respectful, a person of good character.
- Being civil, kind, ethical and responsive (including timely communication with clients and parties on the other side) in all business dealings.
- Delivering consistently only first-rate work and results.
- Following the lawful instructions of clients.
- Having the most current education, knowledge, skills and experience necessary to protect the client, and achieve the results a client wants.
- Adhering to all Arizona laws, regulations and rules of conduct applicable to the real estate licensee.
- Staying current on Arizona and local jurisdictions sources of information to refer clients to.

So....Professionalism is a combination of a real estate licensee’s experience, skills, abilities, results, character and reputation demonstrated in terms of customer care, positive outcomes and qualitatively high client services.

The real estate consumer is searching for the Professional Real Estate Licensee.

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Q. What great state institution sits on land donated by a saloonkeeper and two gamblers?



Image source: imarcade.com fcm.arizona.edu

A. University of Arizona
A University of Arizona

COMMISSIONER'S CONNECTIONS



Commissioner Lowe speaking at the Tucson Association of Realtors® Commissioner Connection on February 23, 2016.



Commissioner Lowe with Susan Paul, Owner & Designated Broker of Better Homes and Gardens Real Estate Move Time Realty on February 24, 2016. The agents really enjoyed putting a live person to this idea of 'Commissioner'.



Commissioner Judy Lowe with Arizona Mexico Commission (AMC) President David Farca and his wife at the December 2015 reception for Governor Doug Ducey and Sonora Mexico Governor Claudia Pavlovich Arellano.



The Leadership Program from SEVRAR visited with Commissioner Lowe and staff on February 25, 2016 to discuss Leadership and receive an ADRE update.

PLANNING A COMPANY EVENT? To stay up-to-date with what's happening in real estate, and to hear "What's Making the Phone Ring at ADRE?," invite Commissioner Lowe to speak to your group.

For scheduling a potential date, contact Abby Hansen at ahansen@azre.gov or Assistant Commissioner Louis Dettorre at ldettorre@azre.gov

WHAT'S HAPPENING AT ADRE?

In December 2015, the ADRE adopted a family through the Salvation Army and “Those Callaways”. Agency staff donated gifts to the sponsored family of five to help them have an enjoyable Christmas.



How To Reset ADRE Personal Password

To reset your online password complete the following:

1. From the Login Screen ensure both fields on the left side where you “Login with a password” are blank, then go to the right side of the Login Screen “Login for the first time or password reset” enter the License Number, Social Security Suffix and Date of Birth (in the format displayed).
2. From the Password Already Created screen click the link in the third bulleted item to answer the secret question
3. From the Password Reset screen answer the Security Question.
4. After successfully answering the Security Question click the Return Home button to navigate to the Home page where a new password can be created by clicking the Change Password Quick Link.

If you are still unable to reset your password, you may contact ADRE through the message center (blue button in the middle of the home page) directing the message to the first link under licensing “Questions about the status of an application for a real estate license or license renewal.” Please provide your license number.

REMEMBER: As a Licensee, you are the responsible party for managing your account (DO NOT delegate or share your Password Information)



On January 11, 2016 Governor Ducey delivered his 2016 State of the State address and proudly proclaimed, “The state of the state isn’t just strong – it is on the rise.” To view the Governor’s address and read the transcript, visit: <http://azgovernor.gov/governor/news/2016/01/watch-arizona-state-state-address>.

To view and provide feedback on the Governor’s FY 2017 Executive Budget Proposal, visit: <http://azgovernor.gov/budget>.

The Department of Real Estate (ADRE) supports Governor Ducey’s Executive Budget and his efforts to create an efficient and LEAN state government that serves all. Within the Budget recommendation is the realignment of the Homeowner Association (HOA) Dispute Resolution process which is currently the administrative review process that is housed with the Department of Fire, Building and Life Safety (DFBLS). The ADRE looks forward to partnering with the industry and any stakeholder in the coming months to ensure this process is streamlined and operates as efficiently as possible.

As noted in the Executive Budget “[B]y relocating and consolidating components into existing agencies with similar missions, DFBLS consolidation aids in government efficiency, preserves critical functions, and offers the potential for cost savings.”

Information on the Current Homeowners Association Dispute Process on the Dept. of Fire, Building, and Life Safety's Website

<http://www.dfbls.az.gov/hoa>

Homeowners Association Dispute Process

In 2011, the Arizona Legislature passed legislation providing Arizona homeowners and condominium and planned community associations (HOA's) a venue for resolving disputes. These administrative procedures provide an alternative to the civil court system and do not limit the legal rights of the parties to further pursue matters. This legislation became law on July 20, 2011.

Link to legislation: [SENATE BILL 1148](#)

Link to 2014 legislation passed related to planned communities, or condominium association: [2014 Leg Report](#)

Petition Instructions and Forms

[Instructions for Single Issue Petition](#)

[Instructions for Multi Issue Petition](#)

[Single Issue Petition](#)

Filing Fee: \$750.00 (non-refundable)

[Multi Issue Petition](#)

Filing Fee: \$2,000.00 (non-refundable)

PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION:

- The filing fee for a single violation is **\$750**. **NEW FEES AS OF APRIL 1, 2015. PLEASE SEE BELOW.**
- The filing fee for multiple count violations is **\$2,000**.
- Filing fees are **NON-REFUNDABLE**, except when the petition is dismissed at the request of the Petitioner before a hearing is scheduled or by stipulation of the parties before a hearing is scheduled. A.R.S § 41-2198.01 (B).
- The petition shall be in writing on a form approved by the department.
- Only an owner or association may petition the Department for a hearing.
- An owner's petition (complaint) must be about a dispute between the owner and the association. An association's petition (complaint) must be about a dispute between the association and the owner.
- The Department cannot accept petitions (complaints) filed by or against renters, non-owners, directors, representatives, other homeowners or management companies.

FEE CHANGE EFFECTIVE APRIL 1, 2015

Effective April 1, 2015 the Department of Fire, Building and Life Safety, in consultation with the Office of Administrative Hearings, has decided to raise the filing fee for a "Single-Issue Petition" in order to fully recover costs associated with the HOA petitions. The filing fee will be raised from \$550.00 for a "Single Issue Petition" to \$750.00 for a "Single Issue Petition". The filing fee for a "Multi-Issue Petition" will remain \$2,000. This fee-change for the "Single-Issue Petition" is effective April 1, 2015.

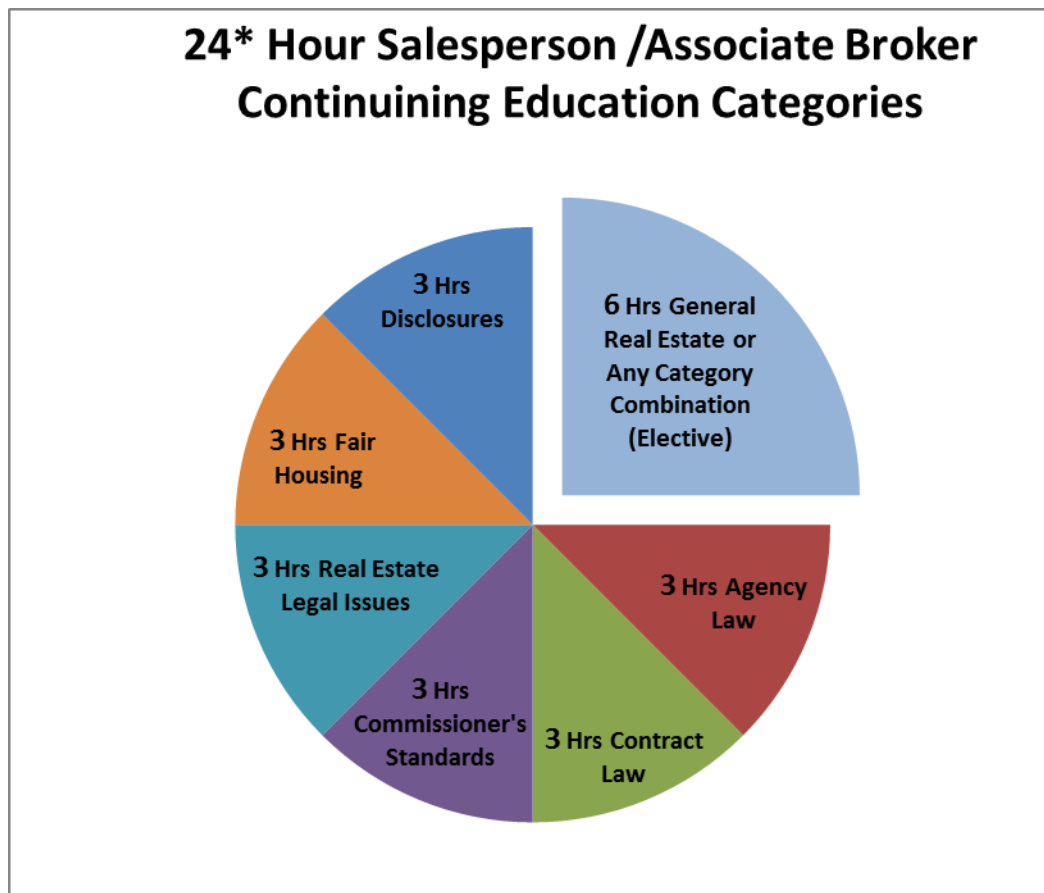
Please refer to the information in the petition forms that are available on this site (see above right). If you have questions concerning these forms and/or the process, contact us at: [HOA @ dfbls.az.gov](mailto:HOA@dfbls.az.gov)

Flexibility in CE Categories!

Licensees have other options when it comes to the General Real Estate (General) continuing education (CE) category. The General category is not one of the mandatory CE categories and is often referred to as an *Elective* category. This *Elective* category allows the licensee to have:

- Freedom to choose a substitute for the General Real Estate CE category
- An opportunity to gain knowledge and expertise in another CE category

Since the General category is really an *Elective* category, licensees can take any combination of CE categories to fulfill the required *Elective* CE hours in addition to the mandatory 3 hour CE categories **as long as the licensee is taking a different course in the extra category**. For instance, the *Elective* CE hours could be 3 more hours of Disclosure and 3 more hours of Agency Law instead of 6 hours of General. Below is a pie chart that may help visualize this option.



*Designated Brokers and certain Associate Brokers are required to take **30** hours of continuing education, which includes 3 Broker Management Clinics (BMC #1, BMC #2 and BMC #3) consisting of a total of 9 hours in the Commissioner's Standards category. Those Brokers may also take advantage of the above *Elective* option.

ADRE LEAN TEAM BENEFITS BUILDERS

When Governor Doug Ducey announced the principles and importance of developing a culture of LEAN Management in January 2015 the Arizona Department of Real Estate (ADRE) did not just focus on agency process improvement, but also recognized areas where the culture of the agency's approach to all of its services, and work could be furthered.

The real estate industry has come to know Commissioner Judy Lowe's continual improvement style since her appointment, and internal and external theme of TEAM, Together Everyone Achieves More, which supports the Governor Ducey's focus on LEAN.

The builder community at the *Turning the Corner on Housing* event hosted by Rose Law Group and Belfiore Real Estate Consulting echoed that struggles with timely permitting was a barrier to completing work on time and at their anticipated costs. Although the obstacle referenced was not with ADRE, we understand that we must be proactive and seek continuous improvement to reduce timeframes for all services utilized by our industry and public customers including homebuilders.

Within a model where achieving continuous improvement is the gold standard, every division and process needs metrics and performance measures that demonstrate goals which deliver on the expectations of the industry and public we serve. Most importantly improvements must be sustained.

In 2015 as the Arizona real estate market improved and many more new home building developers were applying for an Amended Public Report on an existing Subdivision, the ADRE Development/Builder Services Division demonstrated leadership beyond expectations. The Division implemented the Governor's LEAN goal of reducing processing time for Public Report Amendment Applications by at least 50%, and demonstrated their service performance to the industry.

Assistant Commissioner Licensing Services, Carla Randolph said, "We found areas of wasted time in our process and made improvements".

The Development/Builder Services Division led by Randolph and Subdivision Representatives, Rose Frazee and Gloria Ortiz, implemented the LEAN project for ADRE setting a goal to reduce the Amended Public Report Application processing time, (which has a rule timeframe of 30 days) by 50% of the average of 30 days. The goal was exceeded by reducing the processing time to an average of 11 calendar days since June 2015.

When asked about their approach and motivation Frazee said, "I believe that you must give 100% everyday no matter how much work there is on your plate. Be positive, no matter what the issue, and communicate back in that manner. We cannot forget that behind the documents are real people's lives and it's not just a bunch of paper we are shuffling around." Most importantly, since the project began, processing time has been maintained and several unintended efficiencies have been identified.

Because of the reduced application process time, the number of Lot Reservation Applications and Conditional Sales Applications has also been reduced. This has allowed the builders the ability to begin sales sooner, as well as provide a time savings for the Department.

"In the past, I have found myself hesitant to submit ideas for change" said Ortiz. "I believe government agencies have needed this for many years. I have learned from LEAN that many changes will be occurring throughout State Government and I'm proud to be part of the ADRE LEAN Team."

Encouraging a culture that promotes improvement will reassure staff that new ideas are welcome.

A quarterly Lunch and Learn was established with the Builder/developer industry to collaborate on areas where the department and industry can share improvement ideas and partner on achieving common goals.

The Auditing & Investigations Divisions (A&I) are now working with their Lean Leader Danielle Hazeltine, Assistant Commissioner Compliance and the ADRE Office of Continuous Improvement, led by Carla Randolph, to reduce the number of days to complete both investigations and audits.

We are excited to provide an update in the next bulletin about the progress and continuous improvement for the A&I Divisions.



Rose Frazee & Gloria Ortiz

WHAT IS THE ARIZONA ENTITY RESTRUCTURING ACT?

ADRE Employing Broker licensees wishing to convert a different entity type should consult a professional about the benefits, if any, to their company, and how to maintain all of the rights, obligations and privileges of the converted entity. Any changes to the employing broker license must comply with the ADRE pursuant to A.A.C. § R4-28-303.

to



The **Arizona Entity Restructuring Act** (“the Act”) went into effect on January 1, 2015, A.R.S. §§ 29-2101 through 29-2703. The Act streamlines the reorganization/restructuring process for all types of business entities. For ADRE licensing purposes, business entities include the employing broker license types and the professional corporation and professional limited liability license types for salespersons, associate brokers, and certain designated brokers. For statutory references on the Act, go to www.azleg.gov or click [here](#).

According to the Arizona Corporation Commission (A.C.C.), some highlights of the Act are:

- Applies to all entity types, i.e., corporations, LLCs, partnerships, etc.;
- Streamlined procedure for filing with respect to mergers and domestications;
- Allows conversion of one entity type to another (e.g., corporation to LLC);
- Changed share exchange to interest exchange;
- Allows division.

Any documents submitted for a merger, interest exchange, conversion, domestication, or division must comply with the filing requirements set forth in the Act. The A.C.C. Corporations Division offers online forms for the Statements required to be filed under the Act on its website at www.azcc.gov. Use of the A.C.C. forms is not required – applicants may submit their own filing.

Electronic Fingerprinting System – Went Live on March 1!

Electronic Fingerprinting System – To Go Live Today! We are pleased to announce that the Arizona Department of Public Safety (DPS) has rolled out the Electronic Fingerprint Application System (EFAS) to **expedite** the Fingerprint Clearance Card Application process. Fingerprint Clearance Card (FCC) applicants will simply log on to the Fieldprint (contractor with DPS) website at <http://fieldprintarizona.com/> to start the process.

Click [here](#) or go to <http://www.azdps.gov/Media/News/View/?p=695> to view the DPS “EFAS” Press Release.

PROFESSIONAL CORPORATION (PC) or PROFESSIONAL LIMITED LIABILITY COMPANY (PLLC) GUIDELINES

*****Only Active licensed agents can utilize a PC or PLLC*****

***** Pursuant to A.R.S. § 32-2125(B) and 32-2101(24), a Self-Employed Broker may **NOT** use a PC or PLLC*****
R4-28-303 (F)

NAME OF THE PC OR PLLC

- The name of the PC or PLLC shall reflect the exact legal name as on the real estate license(s). Only licensed individuals may be a part of the PC or PLLC.
- The terms “Real Estate”, “Team”, “Group”, “Associates” ETC. shall not be used at any time. A PC or PLLC is not a name change. It is an entity to which the Employing Broker shall pay to, and it is neither an extension nor a legal change of a licensee’s given name.

NAME EXAMPLES

- If legal name is John William Doe it will reflect as *John W Doe PLLC*.
- If legal name is Jane B Doe-Smith it will reflect *Jane B Doe-Smith PC*.

If Mr. Doe and Ms. Doe-Smith share a PC or PLLC the name it will reflect *Doe & Doe-Smith PLLC* or *J W Doe & J B Doe-Smith PC*.

DESIGNATED BROKERS

- Cannot share a PC or PLLC at any time nor can any other person be listed within said entity.

PC OR PLLC PURPOSE

- The purpose with the Arizona Corp. Com. of said PC or PLLC shall state REAL ESTATE SERVICES ONLY. Any other verbiage or terms will not be accepted
 - the purpose of said PC or PLLC CANNOT be amended from time to time
- A PC or PLLC can only pay real estate licensees named as members of PC or PLLC.

ADVERTISING

- At no time shall a PC or PLLC be utilized for advertising purposes.
- Said entity is strictly used by the Employing Brokerage where licensee(s) is employed at the time of the release of commissions, and/or real estate service monies. No customer shall ever directly pay a PC, PLLC... all payments must be paid through Employing Broker.

SUBMITTAL CHECKLIST

NEW PC OR PLLC SUBMITTAL

- LI-231 PC / PLLC form
 - One for each licensee listed within the articles as member, manager, or officer of said entity.
 - The licensee and current DB must sign and date.
 - Copy of the Original Articles of Organization or Original Articles of Incorporation stamped “FILED” by the Arizona Corporation Commission (ACC).
 - Copy (if any), of any and all AMENDED articles stamped FILED by the ACC.

CHANGING PC OR PLLC SUBMITTAL

- LI-231 PC / PLLC form--one for each licensee
 - The licensee and current DB must sign and date.
 - Only one set of amended articles are required if submitting multiple forms for processing.

DELETE, TERMINATE, OR REMOVE PC OR PLLC SUBMITTAL

- LI-231 PC / PLLC form one for each licensee
 - The licensee and current DB must sign and date.

ARIZONA DEPARTMENT OF REAL ESTATE— PAST & PRESENT

Background

The Arizona Department of Real Estate came into being in 1947. Previously there was a Real Estate Commission which was a part of the Arizona State Lands Department. Commissioner J. Fred Talley was the first Commissioner/Director of the Arizona Real Estate Department. Originally, the Commissioner was the State Real Estate Commissioner and Chair of the Commission. The Commissioner is appointed by the Governor and serves on the Governor’s Cabinet.

Upon review of prior Real Estate Commission Meeting Minutes, progression is evident, from being a Commission to becoming a State Department/Agency with an increase in responsibilities and tasks. As the Commission evolved into a state agency, the Commission evolved into becoming the Arizona Real Estate Advisory Board. Pursuant to A.R.S § 32-2104 “the Advisory Board provides the Commissioner with such recommendations as it deems necessary and beneficial to the interests of the public”.

Currently the Real Estate Advisory Board meets at least quarterly at the Arizona Department of Real Estate office, 2910 N. 44th Street, Phoenix, Arizona.

ADRE COMMISSIONERS — PAST AND PRESENT

Name	Appointed	Term Completed
Judy Lowe	2009	Present
Sam Wercinski	2007	2009
Elaine Richardson	2003	2007
Richard Simmond (Interim)	2002	2003
Jerry Holt	1991	2002
Patricia E. Cooper (Acting)	1991	1991
Joe Sotelo	1986	1991
Richard B. Nichols	1978	1986
William Penn	1975	1978
Victor M. David (Acting)	1974	1975
J. Fred Talley	1960	1974
William Cox	1950	1959
D.C. Williams	1947	1950

REAL ESTATE ADVISORY BOARD MEMBERS

Kimberly S. Clifton, Chair, Tucson	January 31, 2017
Frank Dickens, Vice-Chair, Scottsdale	January 31, 2017
Charles Bowles, Tucson	January 31, 2021
Carla Bowen, Pinetop	January 31, 2019
Karen Bohler, Lake Havasu City	January 31, 2021
Bruce A. Jacobs, Tucson	January 31, 2020
Bill Gray, Phoenix	January 31, 2019
Scott J. Peterson, Phoenix	January 31, 2017
Nicole M. LaSlavic, Phoenix	January 31, 2021
Nedra M. Halley, Phoenix	January 31, 2016

LICENSING STATS

Arizona Department of Real Estate Licensed Individuals & Entities March 1, 2016

	Active	Inactive	Total Current	In Grace Period	Current + Grace Period
Individuals					
Broker	12,075	1,064	13,139	638	13,777
Salesperson	40,334	12,059	52,393	4,182	56,575
Total Individuals	52,409	13,123	65,532	4,820	70,352
Last month	52,577	13,255	65,832	4,671	70,503
% change from last month	-0.32%	-1.00%	-0.46%	3.19%	-0.21%
Same month last year	50,554	13,102	63,656	5,066	68,722
% change from last year	3.67%	0.16%	2.95%	-4.86%	2.37%
Entities					
Branch, corp	194	43	237	50	287
Branch, liability	364	100	464	55	519
Branch, Partnership	1	3	4	1	5
Branch, Self-Employed	23	4	27	7	34
Corporation	1,511	76	1,587	121	1,708
Limited Liability	3,227	238	3,465	260	3,725
Partnership	35	2	37	1	38
Self-Employed Broker	2,214	75	2,289	229	2,518
Total Entities	7,569	541	8,110	724	8,834
Last month	7,614	575	8,189	705	8,894
% change from last month	-0.59%	-5.91%	-0.96%	2.70%	-0.67%
Same month last year	7,722	542	8,264	764	9,028
% change from last year	-1.98%	-0.18%	-1.86%	-5.24%	-2.15%
Individuals & Entities					
Total - this month	59,978	13,664	73,642	5,544	79,186
Total - previous month	60,191	13,830	74,021	5,376	79,397
% change from last month	-0.4%	-1.2%	-0.5%	3.1%	-0.3%
Total - this month	59,978	13,664	73,642	5,544	79,186
Total - same month last year	58,276	13,644	71,920	5,830	77,750
% change from last year	2.9%	0.1%	2.4%	-4.9%	1.8%

MONTHLY LICENSE STATS ENHANCED TO INCLUDE BROKER

In January 2016 the Department completed an enhanced set of licensee statistics which brokers and entities may find beneficial for planning and budgeting within their companies. Frequenters of the “Monthly Licensee Stats” at www.azre.gov know that this document demonstrates the number and percentages of Brokers, Salespersons, and Entities in the business and is updated and posted to the Commissioner’s page on the first or second business day of each month.

Thanks to a recommendation made by Education Advisory Committee (EAC) member Jim Hogan at the last (EAC) meeting the department produced its metrics for the website on the trend of first time (original) and renewal real estate licensees each month since fiscal year (FY) 2013 to present FY2016.

Access these stats today:

Go to www.azre.gov

Click on “Monthly License Stats” in the bullet point quick links on the homepage, or

Visit the Office of the Commissioner Page and locate the “Monthly Licensee Stats” link to the right

In the “Monthly Licensee Stats” page click on the link and a PDF graphic will appear, or

[Click here.](#)

The Monthly Licensee Stats page will continue to be updated each month. You can contact Louis Dettorre through the Message Center with any questions.

EDUCATION UPDATE

EDUCATION FACTS!

Average Passing Percentages for "First Time Exam Takers"			
EXAM TYPE	Nov-2015	Dec-2015	Jan-2016
REAL ESTATE BROKER	71%	72%	68%
REAL ESTATE SALESPERSON	66%	69%	59%
CEMETERY BROKER	N/A	N/A	N/A
CEMETERY SALESPERSON	50%	100%	80%
MEMBERSHIP CAMPING BROKER	N/A	N/A	N/A
MEMBERSHIP CAMPING SALESPERSON	N/A	100%	N/A
Total Number of Licensees (Individual and Entity) as of January 27, 2016			
79,343			
Active Continuing Education (CE) Courses as of January 27, 2016			
Live CE (Approximately)	2,457		
Distance Learning CE (Approximately)	291		
ADRE Licensee Online CE Course Submissions November 2, 2015 through January 26, 2016			
Total courses entered	37446		
Distance Learning	20746		
Percentages Distance Learning	55		

THE 52ND LEGISLATURE IS BACK IN SESSION

The 52nd Legislature, 2nd Regular Session kicked off on Monday, January 11th. During this time legislators will introduce a variety of issues at the Capitol that represent various issues. The Arizona Department of Real Estate (“ADRE”) stays engaged and mindful of legislation throughout the session that could affect the public, real estate industry, the ADRE, and the state.



To date, 1,219 bills have been posted between the House of Representatives and the Senate. The deadline for the Senate to introduce bills was Feb. 1st, and the House, Feb. 8th.

Not all introduced legislation will become law, but it is important to follow and understand these issues as they are discussed in committees to have an opportunity to provide input to stakeholders and legislators. Among the bills introduced and issues discussed that could be relevant to real estate licensees are:

The department worked with Senator Gail Griffin (Dist. 14) to introduce **SB 1193 real estate licenses; broker possession** which we believe reduces regulatory burden for brokers and salespersons. The bill authorizes a designated broker to comply with the possession requirements for a salesperson's or associate broker's license certificate by accessing the licensee's record in the Real Estate Department's online database and printing a copy of the record that shows current and active licensure or by having the record available electronically. Current law requires designated brokers to maintain a hard copy licenses. Further, the bill eliminates the requirement to carry a pocket card, and return a non-active license to the department. **On Feb. 11th, SB 1193 passed the Senate by a vote of 28-0. The bill passed the House Commerce Committee by a vote of 8-0 on March 9th. The bill now awaits a vote on the House Floor.**

HB 2068 Tax lien foreclosures; subdivisions; exemption (Rep. Shope – Dist. 8). Lots, parcels or fractional interests that are the result of a foreclosure of the right to redeem are added to the list of lands that are exempt from statutes regulating the sale of subdivided lands. Does not apply to a tax lien investor who plans to offer the subdivided lands for sale to a person who is not required to complete a public report. **To date - HB 2068 has not been heard in committee.**

HB 2191 Real estate; fund; prosecutor (Rep. Finchem Dist. 11) If, on June 30 of any year, the balance remaining in the Real Estate Recovery Fund is less than \$800,000, increased from \$600,000, every real estate broker when renewing a license is required to pay a fee of \$20 for deposit in the Fund, and every salesperson when renewing a license in required to pay a fee of \$10 for deposit in the Fund. Additionally, for FY2017-18 and FY2018-19, the Attorney General is required to appoint a special prosecutor to the Real Estate Department to prosecute real estate fraud cases. **HB 2191 was amended to address employee scheduling; state preemption; exemption and no longer relates to the Recovery Fund.**

(Continued on next page)

Arizona Legislature Continued...

HB 2514 Restricted Vehicle Use; DUI; Repeal (Rep. Borrelli)

An individual licensed as a real estate broker or salesperson who is awaiting trial on or who has been convicted of committing or attempting to commit a misdemeanor or felony violation of driving under the influence (DUI) or extreme or aggravated DUI in this state or another jurisdiction within five years from the date of applying for a fingerprint clearance card **is no longer** precluded from driving any vehicle to transport employees or clients of an employing agency as part of that person's employment. **On Feb. 18th, HB 2514 passed the House by a vote of 57-0-3. The bill has passed the Senate Public Safety, Military and Technology Committee 5-0-1, and the Senate Judiciary 7-0, and is awaiting a final vote.**

HB 2517 Business Professionals; Regulation Restrictions

State agencies, counties and municipalities are required to limit all "entry regulations" and "public service restrictions" (both defined) applicable to businesses and professions to those that are demonstrably necessary and carefully tailored to fulfill legitimate public health, safety or welfare objectives. Within one year after the effective date of this legislation, each agency, county and municipality is required to conduct a comprehensive review of all entry regulations, and if any regulation conflicts with this requirement the agency, county or municipality must either repeal or modify it, or recommend legislation actions to repeal or amend it. Any person is authorized to petition an agency, county or municipality to repeal or modify any entry regulation or public service restriction within their jurisdiction. **On Feb. 18th, HB 2517 passed the House by a vote of 33-24-3. The bill has been assigned to the Senate Government Committee.**

The ADRE looks forward to working with interested stakeholders on any real estate related legislation. Information about the 2016 session and the legislature can be found at www.azleg.gov.

DEVELOPMENT INDUSTRY LEARN & LUNCH

The fourth Learn and Lunch (L&L) with ADRE's Development/Builder Services Division and the Development / Builder Industry was another success. There was positive dialogue amongst the participants, which included an array of industry representatives. At this event the Central Arizona Groundwater Replenishment District (CAGRDR) was represented by Jeni Martin, CAGRDR Supervisor, and Terri Boxley, CAGRDR Specialist, who provided great overview, discussing the purpose of the CAGRDR in providing the mechanism for landowners and water providers to demonstrate an assured water supply and other pertinent information, as well as a Q&A session. The CAGRDR is a Division of the Central Arizona Project.



ADRE would like to give special thanks to First American Title Insurance Company for sponsoring the delicious meal!

The next L&L event is tentatively scheduled for April 21, 2016. Representatives from the development industry are welcome to attend; due to limited seating and to receive a detailed invitation, please pre-register through the ADRE Message Center on the home page at www.azre.gov

Rules and Regulations in Other States (ARELLO Boundaries March 2016 Edition)

Continuing Education: Effective January 1, 2016, **California AB 345** (Chapter 68, Statutes of 2015) requires licensed real estate brokers to successfully complete a 3-hour course in office management and supervision of licensed activities, as part of their 45-hour continuing education (CE) requirement. The bill also allows salespersons and brokers to complete a CE course that includes information about understanding how to be effectively supervised by a responsible broker or branch manager.

Contract Notice: **Maryland HB 1421** would require all single-family dwelling sale contracts submitted to a party by a real estate licensee to include a specified notice advising that a real estate purchase is “probably the largest transaction a person will ever undertake”, and that parties should carefully consider technical issues, be sure that the contract expresses their understanding and obtain professional legal, tax and insurance advice. Also, licensees would be required to orally inform buyers of the right to have the contract reviewed by an attorney of their choice. HB 989 would require residential resale contracts to include a notice about deferred charges for public water or wastewater facilities.

Commission Payment to Licensed Entities: The **Alaska Real Estate Commission** has promulgated a new rule, 12 AAC 64.240(e), which allows a real estate broker to pay a fee or commission directly to an associate broker or real estate salesperson or to an associate broker or real estate salesperson doing business as a legal entity, organized and validly existing under the laws of Alaska, provided the ownership of the legal entity is an associate broker or salesperson employed by the broker. The new rule is subject to existing statutes regulating the payment of broker commissions; e.g., to unlicensed persons/out of state brokers, and receipt by associate brokers/salespersons only through the employing broker [AS 08.88.401 (b)]. The new rule took effect on December 16, 2015.

Property Management Defined: **Oklahoma SB 1123** would, in its current form, amend the Oklahoma Real Estate License Code to define “property management” to mean “...the act of management of real estate for another, including collection of rents and security deposits, accounting of fees received for another, advertising real estate for lease or rent, procuring prospective tenants or lessees, negotiating lease or rental terms, and executing lease, rental and property management agreements for a fee, commission or other valuable consideration.” The definition would not apply to owners, or their legal representatives or employees.

Teams: According to legislative records, **Nebraska LB 678** would officially recognize real estate teams in the Nebraska Real Estate License Act. The bill would define “team” and “team leader” and create supervisory responsibilities for team leaders. The bill resulted from a joint task force between the Nebraska Real Estate Commission and the Nebraska REALTORS® Association. It is anticipated that, if the bill passes, future Commission rules and regulations will further define team responsibilities.

Crimes Against Real Estate Licensees: In response to reports of violent crimes against real estate licensees, **Florida HB 47/SB 214** would increase the classifications of, and penalties for, various misdemeanor and felony crimes perpetrated against licensees engaged in showing real property or holding an open house. State laws currently enhance the severity of certain crimes committed against law enforcement officers and firefighters, sports officials, code inspectors and the elderly.

Mortgage Rescue Fraud: **Hawaii SB 2855** amends the state’s Mortgage Rescue Fraud Prevention Act to harmonize with the Federal Trade Commission’s Mortgage Assistance Relief Services Rule [“MARS” rule, 12 C.F.R. part 1015]. The state and federal laws have the same goal of protecting against abusive mortgage relief practices, but take different approaches. SB 2855 adopts the focus of the federal rules on the services to be rendered, rather than the “distressed” (in or near foreclosure) status of the property; and the premise of “results first, payment last” for mortgage rescue services. The bill also would add recordkeeping and other compliance requirements. Proponents assert that the bill would eliminate inconsistencies “...where there should be none, since the MARS Rule imposes a stricter standard and the State is not at liberty to impose a lesser one.”

BROKERS IN SUBSTANTIVE COMPLIANCE

Audit Honor Roll– October thru December, 2015

ABBREVIATIONS USED IN SUBSTANTIVE COMPLIANCE

EBAR -= Electronic Broker Audit Review

<u>License #</u>	<u>Broker's Name</u>	<u>Brokerage</u>	<u>Audit Type</u>	<u>City</u>
BR552213000	Bailey, Richard A.	Rich Realty, Inc.	Onsite	Tucson
BR006830000	Bamford, Gregory L.	Bamford Southwest, Inc. (FN)	Onsite	Gilbert
BR004852000	Broussard, Carolyn M.	Carol "B" Realty	EBAR	Yuma
BR624761000	Campos, Leslie A.	Copper Ridge Realty	EBAR	Safford
BR031042000	Carpenter, Elizabeth A.	Long Realty - Yuma	EBAR	Yuma
BR531414000	Dalton, Natalie E.	Harrison Properties, LLC	Onsite	Phoenix
BR568811000	Dziedzic, Heather H.	Portrait Real Estate	Onsite	Scottsdale
BR507747000	Ewbank, Miles C.	Inverness	Onsite	Phoenix
BR004259000	Fenton, Steven D.	Fenton Investment Company, Inc.	Onsite	Tucson
BR109657000	Forst, William "Bill" B.	Full Service Properties, Inc.	Onsite	Cave Creek
BR032969000	Genovese, David	GPE Commercial Advisors	Onsite	Phoenix
BR013070000	Gould, Don	Team Realty	Onsite	Sun City
BR581671000	Gould, Russell "Russ" J.	Stonecrest Properties, LLC	Onsite	Gilbert
BR582552000	Guillory-Alicea, Joi G.	J.O.I. Property Management & Real Estate, LLC	Onsite	Goodyear
BR555848000	Harrolle, Angela D.	Fed Realty Group	Onsite	Chandler
BR540686000	Hasquet, Deann I.	Property Solutions Real Estate	Onsite	Glendale
BR104365000	Huey, Mark W.	Telis Commerical Real Estate, Inc.	Onsite	Phoenix
BR538092000	Jaeger, Robin	Century 21 High Country	EBAR	Pinetop
BR537437000	Johnston, Gary S.	Long Realty Green Valley Rentals	Onsite	Green Valley
BR527221000	Jones, Dennis L.	D.L. Jones and Associates	Onsite	Anthem
BR582480000	Kays, Brian R.	Freestand Realty, LLC	Onsite	Avondale
BR529902000	King, Jana	Kings and Associates Realty, LLC	Onsite	Glendale
BR008924000	Koonse, Edward L.	North Valley Realty	Onsite	Gilbert
BR033897000	Leedy, Richard R.	AXXENT	Onsite	Glendale
BR107624000	Lenderman, Lawrence "Larry"	Norris Management	Onsite	Casa Grande
BR005819000	Lorch, Martin	BPI Capital Management, Inc.	Onsite	Phoenix
BR513495000	Lucas, Napua E.	Lucas & Associates Realty	Onsite	Glendale

BROKERS IN SUBSTANTIVE COMPLIANCE
Audit Honor Roll– October thru December, 2015
 continued...

BR564927000	Malozsak, Laszlo "John"	Suburban Real Estate Group, LLC	EBAR	Sahuarita
BR540738000	Martin-Denning, Theresa A.	NAI Horizon	Onsite	Phoenix
BR628316000	Mathias, Christina I.	Arizona's Property Experts	Onsite	Glendale
BR107420000	McCormick, David W.	Realty Executives of Flagstaff	Onsite	Flagstaff
BR006337000	McElroy, Dennis J.	Landlord Realty and Investments, Inc.	Onsite	Phoenix
BR627418000	McFarlane, Paul A.	Western Vistas	Onsite	Phoenix
BR025739000	Meier, Craig M.	Homebuyers Solutions, LLC	Onsite	Phoenix
BR576674000	Murry, Stacey H.	Kachina Properties	Onsite	Globe
BR549923000	Newman, Mark	Newman Realty	Onsite	Gilbert
BR105179000	Nixon, Jamie L.	Rent Right Management Solutions, LLC	EBAR	Prescott
BR575466000	Page, Gregory	Page CRS	Onsite	Gilbert
BR013033000	Parker, James P.	Parker & Associates Realty	Onsite	Buckeye
BR005751000	Pelc, Paulette A.	The Argus Real Estate Company	Onsite	Phoenix
BR042884000	Petersen, Robert B. "Brent"	Petersen Realty	Onsite	Mesa
BR008835000	Powell, Donna	Affiliated Property Management Corp	Onsite	Gilbert
BR111909000	Priest, Stacie R.	Squaw Peak Realty	Onsite	Black Canyon City
BR557497000	Rhode, Brian D.	Stone Tree Realty	Onsite	Chandler
BR011316000	Rivard, Cheryl L.	Corona De Oro Realty	Onsite	Tucson
BR116971000	Rodriguez, Eli	E.R. Realty	EBAR	Yuma
BR519827000	Rowland, Barbara N.	Rowland Properties, LLC	Onsite	Tucson
BR510726000	Rudolph, Gail	Rudolph Enterprises	Onsite	Tucson
BR019595000	Russo, Frank V.	Re/Max Professionals	Onsite	Glendale
BR517111000	Schlecht, Amy E.	Schlecht Realty, LLC	Onsite	Paradise Valley
BR505248000	Schmaltz, Suzanne W.	Northridge Associates	EBAR	Bullhead City
BR526620000	Schwartz, Debra D.	Integrity Arizona Real Estate Sales	EBAR	Lake Havasu City
BR007247000	Scott, Floyd W.	Century 21- Arizona Foothills	Onsite	Phoenix
BR012281000	Selna, Raymond "Ray" J.	Selna & Associates Real Estate & Inv.	Onsite	Cottonwood
BR114703000	Simon, Neil	Venture West Real Estate Services, LLC	Onsite	Tucson
BR028921000	Smith, Diana D.	Absolute Management, Inc.	Onsite	Mesa
BR559687000	Stanton, William R.	William R. Stanton	Onsite	Gilbert

BROKERS IN SUBSTANTIVE COMPLIANCE
Audit Honor Roll– October thru December, 2015
 continued...

BR040312000	Thomson, James "Jim" S.	Rio Verde Sales and Rental	EBAR	Rio Verde
BR023226000	Thu, Steven W.	4-D Properties, LLP	Onsite	Tucson
BR007438000	Urie, Steven R.	Mesa Verde Property Management, Inc.	Onsite	Gilbert
BR630836000	Van Vleck, Michael L.	Denali Real Estate, LLC	Onsite	Mesa
BR006591000	Volk, Richard M.	Volk Company	Onsite	Tucson
BR111343000	West, Connie K.	Mission Hill Management, LLC	Onsite	Tucson
BR023161000	Williams, Todd R.	Caballero Property Management, Inc.	Onsite	Mesa
BR100981000	Wilson, Phyllis J.	View Realty and Property Management	Onsite	Tucson
BR541188000	Witte, Jason W.	The J W Realty Group	Onsite	Gilbert
BR008546000	Wittrig, Dorothy "Dori" A.	Sonoran Lifestyle Real Estate	Onsite	Fountain Hills

DISCIPLINARY ACTIONS — October thru December, 2015

ABBREVIATIONS USED IN DISCIPLINARY ACTIONS

1. LG = License Granted	2. C&D = Cease and Desist	3. CFO = Commissioner Final Order	4. ASA = Accelerated Settlement Agreement	5. CO = Consent Order	11. J&S = Joint & Severally
6. CP = Civil Penalty	7. PL = Provisional License	8. PM = Practice Monitor	9. BA = Broker Acknowledgement	10. ED = Additional Education	

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Amundson, Jennifer	SA530209000	Berkshire Hathaway Home Services Arizona Properties	Scottsdale, AZ	Misdemeanor Conviction for DUI with prior conviction.	CO-2year PL, PM, Quarterly Affidavits, 6 hours ED in classroom.
Boswell, Shannon	Unlicensed	1st American Home Tenders	Davenport, FL	Unlicensed real estate activity-staging homes for sale.	C&D
Brontsema, Kathryn	SA649890000	My Home Group Real Estate	Tempe, AZ	Late disclosure of misdemeanor conviction for Obedience to a Police Officer with prior DUI conviction.	CO- \$750.00 CP, 2year PL, PM, Quarterly Affidavits, 6 hours ED in classroom.
Butler Realty Services LLC	LC645957000	Butler Realty Services LLC Patricia Butler DB	Phoenix, AZ	Previous Cease & Desist, license revocation for property management violations.	CFO and CO-\$6,000 CP, PL, Quarterly Affidavits, \$30,000.00 Surety Bond, Monthly financial Affidavits, . Previous C&D Order vacated after Hearing.
Butler, Patricia	BR024918000	Butler Realty Services LLC	Phoenix, AZ	Previous Cease & Desist, license revocation for property management violations.	CO-\$6,000 CP, PL, Quarterly Affidavits, \$30,000.00 Surety Bond, Monthly financial Affidavits, . Previous C&D Order vacated.
Chao-Garcia, Angel	SA525691000	inactive	Phoenix, AZ	Failure to timely disclose a 2013 misdemeanor conviction for DUI.	ASA - \$750.00 CP
Clark, Marygrace	BR025323000	Clarke Location Service	Scottsdale, AZ	Property management violations	CO - \$6,000 CP; \$30,000 surety bond; 2 year PL; Trust Account affidavits; 18 hours ED in classroom.

DISCIPLINARY ACTIONS CON'D — October thru December, 2015

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Clarke Location Services LLC	LC564036000	Clarke, Marygrace DB	Scottsdale, AZ	Property management violations	CO - \$6,000 CP; \$30,000 surety bond; 2 year PL; Trust Account affidavits; 18 hours ED in classroom.
Coak, Raymond Wayne	BR625047000	Hyland Bay Systems	Mesa, AZ		Surrendered license in lieu of disciplinary action.
Davis, Christina	SA662037000 Original		Phoenix, AZ	Disclosure of 4 misdemeanor conviction, Trespass, Shoplifting, Domestic Violence & Assault.	CO-2year PL, PM, Quarterly Affidavits.
Davis, Christopher	SA660577000 Original	N/A	Gilbert, AZ	Prior felony conviction for Theft from Elder or Dependent Adult and forgery.	CO - 2 year PL, PM, Monthly Affidavits
Desert Mountain Brokers LLC	LC650757000	Desert Mountain Brokers	Sedona, AZ	Trust Account Shortage, conversion & commingling, property management violations.	CFO - License Revoked after hearing.
Disner, Gail	SA648295000	Berkshire Hathaway Home Services Arizona Properties	Scottsdale, AZ	Received compensation in violation of statute; advertising violation.	CO-\$2000.00 CP; 12 hours ED with 6 hours in classroom.
Dunning, James	BRO08560000	Keller Williams Arizona Realty	Scottsdale, AZ	Failure to supervise, paid compensation in violation of statute, failed to keep and review required records and failed to supervise advertising.	CO - \$6,000; PL with Quarterly Affidavits, 12 Hrs ED, 6 hours in classroom.
Eastlick, Harry	I12-0022	Renewal Education Corporation	Phoenix, AZ	Failure to supervise advertising.	CO- \$600.00 CP; restrictions on advertising.
Elliott, Kendria	SA653353000 Original	N/A	Maricopa, AZ	Disclosure of Misdemeanor Assault Conviction.	CO- 2 year PL, PM, Quarterly Affidavits.
Gomez, Rick	SA656535000 Original	N/A	Mesa, AZ	Denial of License due to Other Jurisdiction Sanction	CFO -Application for License Denied after hearing.
Hardin, Scott	BR116446000	Keyland Fine Properties	Scottsdale, AZ	Trust Account Shortage, conversion & commingling, property management violations.	C&D ALL real estate activity.
Hegan, Eric	SAA660296000 Original		Mesa, AZ	Prior convictions: Felony conviction Aggravated DUI 2010, misdemeanor Driving on a suspended / revoke/canceled driver's license 2011 & 2014.	CO-2year PL, PM, Monthly Affidavits, Support/Counseling meetings 2x month for 2 years.
Hogan, Casey Tyler	SA65985000 Original	N/A	Tucson, AZ	Prior misdemeanor convictions: Under 21 with Liquor in Body, 2009, 201 and 2011;	CO- 2 year PL, PM, Quarterly Affidavits,
Horan, Holly	SA644841000	N/A	San Fransisco, CA	Late Disclosure, 2015 misdemeanor conviction for DUI.	ASA - \$400.00 CP
Jackson, Cynthia	SA554476000	inactive	Florence, AZ	Untimely disclosure of a 2015 misdemeanor DUI conviction.	ASA - \$400.00 CP
Jett, Dawn	BR526648000	Vista View Realty Group LLC	San Tan Valley, AZ	Failure to disclose material fact and failure to disclose a misdemeanor conviction.	CO; \$3,000.00 CP, 2 year PL with mandatory quarterly Affidavits, submit all transactions for review, 12 hours ED.
Joaquim, Hilda	BR007262000	US Investment Realty	Phoenix, AZ	Conversion of client funds, Misrepresentation, failure to protect client's interests.	C&D
Kauffman, Kevin	SA584080000	Keller Williams Arizona Realty	Tempe, AZ	Unlicensed activity, receiving compensation from other than employing broker and in violation	CO - \$5,000 CP; PL; PM; Quarterly Affidavits, 12 hours ED-6 hours in classroom.

DISCIPLINARY ACTIONS CON'D — October thru December, 2015

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Keyland Fine Properties LLC	LC625010000	Keyland Fine Properties	Queen Creek, AZ	Trust Account Shortage, conversion & commingling, property management violations.	C&D
Kokoska, Gerald	BR014107000	N/A	Henderson, NV	Felony conviction Structuring Financial Transactions	CFO - Broker's license revoked effective immediately
Lamar, Charles	BR536636000	CREA Real Estate Services, LLC	Fountain Hills, AZ	Late Disclosure of misdemeanor DUI conviction.	ASA - \$400.00 CP
Leprich, Adam Wayne	SA660971000 Original	N/A	San Tan Valley, AZ	Prior convictions: misdemeanor DUI 2010, Failure to Notify Police of an Accident 2013.	CO -2 year PL, PM, Quarterly Affidavits.
Luce, Jessica	BR545958000	Berkshire Hathaway Home Services Arizona Properties	Scottsdale, AZ	Paid compensation in violation of statute; failed to exercise reasonable supervision.	CO-\$2000.00 CP; 12 hours ED with 6 hours in classroom.
Lyons, Davis Mitchell	SA659572000 Original	N/A	Scottsdale, AZ	Convictions	CO - 2 year PL, PM, Monthly Affidavits,
McAnally, Bonnie	SA660468000 Original	N/A	Mesa, AZ	Prior felony convictions for Escape in the Second Degree and Marijuana Possession.	CO; 2 year PL, PM, Quarterly Affidavits with mandatory quarterly Affidavits.
Norden, Kristopher Original	SA660858000		Tucson, AZ	Prior misdemeanor convictions: Liquor to a minor 2005, off road operation 2007, criminal nuisance 2009, DUI 2010.	CO-2year PL, PM, Quarterly Affidavits.
Paipa, Brandy	SA655934000 Original	N/A	Paulden, AZ	Prior convictions: misdemeanor Possession of a Forgery Device and Theft, 2010	CO-2 year PL, PM, Quarterly Affidavits
Parmelee, John	BR544447000	Lincoln Eastern Management Corp.	Phoenix, AZ	Failed to exercise reasonable supervision; unlicensed activity by Lincoln Eastern	CO-\$6000.00 CP, 2 yr. PL, Quarterly Affidavits, 12 hours ED.
Pepenelli, Nicholas	SA641517000	Pro Star Realty	Phoenix, AZ	Late Disclosure of misdemeanor conviction for trespass.	CO-\$400.00 CP, 2 year PL, PM, Quarterly Affidavits, 12 hours ED 6 hours in classroom.
Peterson, Erik	BR521957000	Desert Mountain Brokers	Sedona, AZ	Trust Account Shortage, conversion & commingling, property management violations.	CFO - Licensed Revoked after hearing.
Peterson, Vicki	SA541218000 Original	N/A	Phoenix, AZ	Unresolved disciplinary action for ED requirements when previously licensed. Previous license revoked.	CO - 2 year PL; PM, Quarterly Affidavits, 24 hours ED 12 hours in classroom.
Powell, Yvonne	BR510033000	Keller Williams Arizona Realty	Tempe, AZ	Failure to supervise, paid compensation in violation of statute, failed to keep and review required records and failed to supervise advertising.	CO - \$6,000; PL with Quarterly Affidavits, 12 Hrs. ED, 6 hours in classroom.
Rommes, Rosemarie Elizabeth	SA650001000	Arizona Premier Realty Homes and Land	Glendale, AZ	Late Disclosure of a 2015 misdemeanor conviction for Selling or Giving Liquor to Underage Person.	ASA - \$400.00 CP
Sacks, Craig	SA624194000	inactive	Phoenix, AZ	Late disclosure of 2010 misdemeanor convictions for DUI and Extreme DUI; false application.	CO - \$3,000 CP; PL; PM; Quarterly Affidavits; 12 Hours ED, 6 in classroom.
Sales & New Development	Unlicensed		Bullhead city, AZ	Failure to comply with a CO	CFO - after hearing; CP \$1000.00
Schonwit, Karen	SA640934000	Tierra Antigua Realty LLC	Tucson, AZ	Late Disclosure of 2014 misdemeanor conviction for DUI.	ASA - \$750.00 CP
Sgarabaika, Patricia	SA569787000	N/A	Phoenix, AZ	Unresolved disciplinary action for ED requirements when previously licensed.	ASA - \$500.00 CP

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Shandera, Margaret "Peg"	BR517293000	Shadow Mountain Realty	Cottonwood, AZ	Conversion of trust account funds, property management violations	C&D
Silva, Jessica Marie	SA654799000	Keller Williams Arizona Realty	Scottsdale, AZ	Misdemeanor Conviction for DUI with prior misdemeanor convictions; drug paraphernalia 2009 and public consumption 2012.	CO-2year PL, PM, Quarterly Affidavits, Support/Counseling meetings 2x month for 2 years, 6 hours ED in classroom.
Smith, Deborah Ann	SA518497000 Original for Broker's License.	expired	Cottonwood, AZ	Late disclosure of misdemeanor convictions for DUI and Disorderly Conduct per Criminal Violence on 1-7-14	CO-CP \$750, 2 year PL, PM, Monthly Affidavits.
Sniadanko, Brian	SA651997000	Realty One Group	Phoenix, AZ	Receiving compensation from other than the employing broker.	CO- \$1,000 CP, 2year PL, PM, Quarterly Affidavits, 6 hours ED in classroom.
Tackett, Marissa	SA554360000	Desert North Realty LLC	Scottsdale, AZ	Late Disclosure of a misdemeanor conviction for Criminal Damage.	CO; \$400 CP, obtain valid Arizona Fingerprint Clearance Card w/ 45 days.
Tammen, Joshua	SA660169000 Original		Phoenix, AZ	Prior misdemeanor convictions: DUI 2006, Open alcohol container 2006, reckless driving 2008, urinating in public 2011.	CO-2year PL, PM, Quarterly Affidavits.
Venezia, James	SA574989000	Keyland Fine Properties	Queen Creek, AZ	Trust Account Shortage, conversion & commingling, property management violations.	C&D
Weaver, Fredrick "Fred"	SA554039000	Keller Williams Realty Arizona	Tempe, AZ	Unlicensed activity, receiving compensation from other than employing broker and in violation of statute, advertising violations.	CO - \$5,000 CP; PL; PM; Quarterly Affidavits, 12 hours ED -6 hours in classroom.
Whitfield, Merry Evelyn	SA661399000 Original		Phoenix, AZ	Felony conviction Armed Robbery 1997.	CO-2year PL, PM, Quarterly Affidavits.
Williamson, Frederic	SA579896000 Original	N/A	Phoenix, AZ	2013 felony conviction for Aggravated Assault; previous license revoked in 2013 for C.E.	CO - PL; PM, Quarterly Affidavits, Participation in Support/Group Counseling 2x month for 2 years.
Wilmeth, Maria	Unlicensed	Properties by Sunridge LLC	Scottsdale, AZ	Unlicensed property management activity.	C&D
Wright, Colter Ray	SA650466000	LT Holding Company dba Traw Realty	Glendale, AZ	Late Disclosure of 2015 misdemeanor conviction for Reckless Driving.	ASA - \$400 CP

ADRE CALENDAR OF EVENTS

HOLIDAYS

ADRE will be closed on Memorial Day, Monday, May 30, 2016

ADVISORY BOARD MEETING

**The next Real Estate Advisory Board meeting will be May 18, 2016 in the
Commissioner's Conference Room
Arizona Department of Real Estate,
2910 N. 44th Street, Phoenix, Arizona 85018.**

All members of the public are welcome to attend.

EDUCATION ADVISORY COMMITTEE

**The next Education Advisory Committee meeting will be June 14, 2016 in the
Commissioner's Conference Room
Arizona Department of Real Estate,
2910 N. 44th Street, Phoenix, Arizona 85018**

All members of the public are welcome to attend.

LEARN AND LUNCH

**The next Learn and Lunch meeting will be April 21, 2016 in the third floor
Training Room.
Arizona Department of Real Estate,
2910 N. 44th Street, Phoenix, Arizona 85018**

Please pre-register through the ADRE Message Center on the home page at www.azre.gov



Official Publication
 ARIZONA DEPARTMENT OF REAL ESTATE
 2910 N. 44th St, Suite 100
 Phoenix, Arizona 85018

ADRE welcomes two new Licensing Services Staff members!



Ayla Hopper, Customer Representative II



Juliana Manzanarez, Customer Services Representative II

Personnel Announcement

The ADRE is excited to announce that Chief of Staff, Sarah Dobbins has accepted a new role which highlights her extensive knowledge and expertise with personnel and Human Resources policies and procedures. Ms. Dobbins will serve as the HR Specialist for the three Cabinet agencies in the Sunstate office building, which is the current location of ADRE.

The agencies Ms. Dobbins will be serving are the Department of Real Estate, Department of Insurance and the Department of Financial Institutions.

This is not only an opportunity for Ms. Dobbins to expand her skills within the State, but also an area where a service model can be built to create even greater efficiencies in State government. The ADRE operated with a shared service model for Legislative services for over three years.

To request Commissioner Lowe for an event or speaking engagement please contact Abby Hansen, ahansen@azre.gov or Louis Dettorre, ldettorre@azre.gov.

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The Periodic Bulletin from the
 Arizona Department of
 Real Estate

*An official publication of the
 State of Arizona*

**DOUGLAS A. DUCEY
 Governor**

**JUDY LOWE
 Commissioner**

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