



THE DIVISION OF REAL ESTATE REVIEW

IDFPR

Quarterly Newsletter

Illinois Department of Financial and Professional Regulation



SPRING 2023

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LETTER FROM THE DIRECTOR

Greetings from the Division of Real Estate!

With winter in the distant past, it is time for our second quarter newsletter. This edition is filled with valuable information regarding improvements in the Division and hot topics specific to the professions regulated by the Division of Real Estate. Our featured article showcases the launch of the Continuing Education (“CE”) Citation Program. This program will create efficiencies in the Division by allowing the licensing unit to issue citations for CE violations. In the past, this process was handled in the Prosecutions Unit which was time consuming and labor intensive. Removing this burden from the Prosecutions Unit will now allow them to focus on more egregious cases. I am proud of all the efforts from DRE team in making this idea a reality to create efficiencies within the Division.



Many members of our team contributed to the content of this newsletter with the goal of bringing value to our readers. The team at DRE is a talented and knowledgeable group of people who work diligently to hold this Division to the highest standards in customers service and consumer protections. In an effort to get to know us better, our team members will be featured in the Employee Spotlight section. We hope you find this newsletter valuable.

Enjoy the read!

Sincerely,

A handwritten signature in blue ink that reads "Laurie Murphy". The signature is written in a cursive, flowing style.

Laurie Murphy
Director, Division of Real Estate

CONTINUING EDUCATION CITATIONS LAUNCHED

The Division of Real Estate has launched the Continuing Education (“CE”) Citation Program, starting with the real estate profession and will soon implement this program for all other Division of Real Estate professions: appraisal, auction, community association management, and home inspection. **Timely completion** of continuing education requirements is critical to enhancing the competency of real estate professionals and to protecting consumers. The citation program was implemented to advance these objectives by offering a streamlined enforcement process.

Section 20-20.1 of the Real Estate License Act of 2000 authorizes the Department to issue citations, which impose fines against a license for failure to comply with the continuing education requirements set forth in the Act and its accompanying Rules as follows:

- First citation: \$500 fine (non-disciplinary)
- Second citation: \$1000 fine (non-disciplinary)
- Third (or subsequent) citation: \$2000 (public discipline)

The steps to achieving compliance or to contest the citation are enumerated in the Act under [Section 20-20.1](#) and the Rules, [68 Ill. Adm. Code 1450.960](#).

The Department recently issued the first citations for failure to comply with continuing education requirements pursuant to these provisions of the Act and the Rule. These citations resulted from an audit of the continuing education records for real estate brokers for the two-year licensure cycles ending on April 30 in both 2020 and 2022, and for leasing agents for the two-year licensure cycle ending July 31, 2022.

The Act authorizes the Department to serve a citation electronically and requires the Department to send a copy of the citation to the licensee and the licensee’s designated managing broker and sponsoring broker.

It is essential that you ensure your current email address is up to date with the Department. You may do that by logging into your online account at <https://online-dfpr.micropact.com/>. Be sure to also keep an eye on your “Spam” and “Junk” email folders.

WRITE WHAT IS RIGHT

Brian Weaver
Real Estate Appraiser Coordinator



Over the years, I've read thousands of appraisal reports, form reports and narratives: residential, agricultural, and commercial. You name it, I've seen it.

Like short stories and novels, appraisals have a beginning, a middle, and an end. Each section of a report is meant to lead into what follows until the arrival at the final estimate of value.

Over time, appraisers have added more and more verbiage to their addendums to protect against unintended consequences. Some appraisers believe that the more they pack into a report the more ironclad the report will become.

This isn't the case.

Appraisers need to revisit the forms they use as well as their own templates to make certain that what they are including is both relevant and doesn't contradict other parts of the report.

The Division has seen reports where the appraiser was appraising a property located nowhere near the market area described in the report.

Still, there are appraisers who will write multiple paragraphs in an addendum as to what an intended user means, while ignoring the definition that's already included in the Uniform Residential Appraisal Report.

Others write extensive addendums that end up conflicting with what the form already states.

Many fail to include required Illinois language about how the appraisal is not a home inspection.

I've read lengthy narratives where the "Area Data" section includes multiple pages of historical sociology with no conclusion.

When I first started in appraising in 1980, I asked a mentor how much area data I should include in my reports.

"Just enough," he replied.

I was frustrated with that answer. I wanted a definitive reply. Many years later I came to understand what he meant.

Think of your intended user. What do they need to know?

Maybe you don't need to write so much. Maybe, just maybe, you don't need to write anything at all.

In Fisher and Martin's Income Property Valuation book, the general market area in a report can be broad or narrow. It can be a physical location or political, such as a municipality or county. It can also be a swath of complimentary land uses.

As for packing your reports with endless caveats, there is no protected language.

Now is the perfect time to review your templates and boilerplate language. Take some time to re-read the Certifications and Limiting Conditions of the form reports you produce.

You may be surprised at how little you need to add.

USPAP FIFTH EXPOSURE DRAFT

On March 30, 2023, the Appraisal Standards Board (“ASB”) released a Fifth Exposure Draft of proposed changes to the Uniform Standards of Professional Appraisal Practice (USPAP) following feedback from appraisers, regulators, and the public.

The ASB Chair, Michelle Czekalski Bradley stated, “[b]ased on feedback we received from appraisers, federal regulators and consumer groups, the ASB has decided a Fifth Exposure Draft is needed to ensure that revisions to the Ethics Rule are clear and enforceable. In addition, we will release the accompanying guidance to the Ethics Rule in conjunction with the Fifth Exposure Draft in response to requests in multiple letters. Our hope is that this will help stakeholders better evaluate the proposed revisions to the Ethics Rule.”

This Fifth Exposure Draft allows the public an opportunity to make comments for the ASB to consider prior to adopting any changes. Because the Division of Real Estate is tasked with enforcing appraisal standards as set forth through USPAP, public comments can essentially serve to shape standards that will be used by the State of Illinois.

The public comment deadline recently closed on April 29, 2023, and the next ASB public meeting is on May 5, 2023.

SOURCE OF INCOME LAW PROTECTIONS

Ericka Johnson
Deputy Director



While the City of Chicago and communities surrounding Cook County have had existing ordinances that provide protection under fair housing law for lawful sources of income, a change in Illinois law banning housing discrimination based on an individual's source of income just went into effect on January 1, 2023. Federal Fair Housing law prohibits discrimination based on disability, race, sex, color, national origin, religion, and familial status. Illinois Fair Housing law pursuant to the Illinois Human Rights Act adds further protections, which now includes source of income.

The Illinois Human Rights Act defines source of income as “the lawful manner by which an individual supports himself or herself and his or her dependents.” While that definition remains broad, housing choice vouchers (commonly known as “Section 8”) are one of the most discussed examples of what the definition of source of income can include.

Division of Real Estate licensees should stay away from discriminatory language, discriminatory treatment, and discriminatory actions based on an individual's source of income. An example of discriminatory language may include using language such as “No HCV/Section 8” in a rental listing. An example of discriminatory treatment may include doing things such as informing prospective renters that they must have a job to rent at a certain location. An example of discriminatory actions may include advising a landlord to conduct background checks for housing choice voucher holders only instead of for all applicants.

Policies surrounding rent to income ratios can be important to protect both landlords and renters. While there does not appear to be current fair housing prohibitions on language in listings stating that a renter, “must demonstrate income equal to three times the monthly rent,” an alternative rent policy licensees may want to discuss with landlords may be to state instead that renters, “must demonstrate income equal to three times the monthly payment for which they are responsible.” That type of policy would provide equal opportunity to housing choice voucher holders, while also providing rent protection to landlords. Licensees may want to consult with a lawyer when deciding on what language goes into a listing or how to properly consider housing choice voucher holder rental applications.

As a final note, licensees, including managing and sponsoring brokers, are reminded that a license may be suspended, revoked, or otherwise disciplined, upon a finding of discrimination while engaged in licensed activities:

Sec. 20-50. Illegal discrimination. When there has been an adjudication in a civil or criminal proceeding that a licensee has illegally discriminated while engaged in any activity for which a license is required under this Act, the Department, upon the recommendation of the Board as to the extent of the suspension or revocation, shall suspend or revoke the license of that licensee in a timely manner, unless the adjudication is in the appeal process. When there has been an order in an administrative proceeding finding that a licensee has illegally discriminated while engaged in any activity for which a license is required under this Act, the Department, upon recommendation of the Board as to the nature and extent of the discipline, shall take one or more of the disciplinary actions provided for in Section 20-20 of this Act in a timely manner, unless the administrative order is in the appeal process. (225 ILCS 454/20-50) **Real Estate License Act of 2000.**

and that the Department may refuse to issue or renew a license, may place on probation, suspend, or revoke any license, reprimand, or take any other disciplinary or non-disciplinary action as the Department may deem proper and impose a fine not to exceed \$25,000 upon any licensee for:

(31) Engaging in any act that constitutes a violation of any provision of Article 3 of the Illinois Human Rights Act, whether or not a complaint has been filed with or adjudicated by the Human Rights Commission. (225 ILCS 454/20-20) **Real Estate License Act of 2000.**

AUCTIONEERS: “DOES IDFPR REGULATE ESTATE SALES?”

The Auction License Act [225 ILCS 407] was created to evaluate the competency of persons engaged in the auction business and regulate this business for the protection of the public. Its stated purpose is to license and regulate auctioneers. An auction is the sale of property, “by means of exchanges between an auctioneer and prospective purchasers.” Those exchanges are, “a series of invitations for offers made by the auctioneer and offers by prospective purchasers or lessees for the purpose of obtaining an acceptable offer for the sale or lease of the property.” This can occur in person, via mail, telecommunications, or the internet. [Illinois Auction License Act, 225 ILCS 407/5-10]

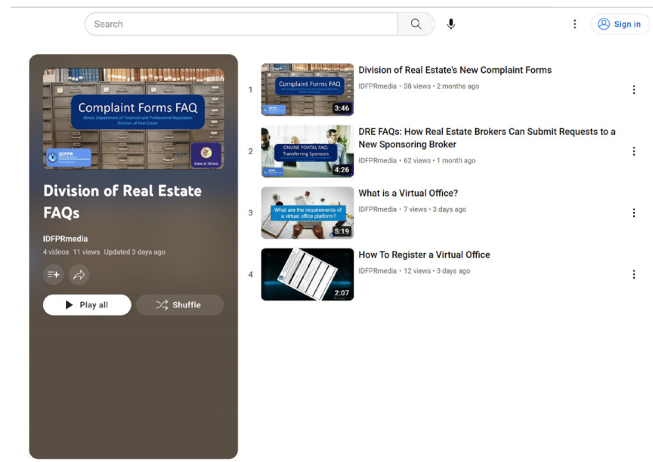
The Auction License Act does not regulate any sales that are not in an auction format. This would include tag sales, garage sales, estate sales, consignment shops, and other retail sales. An estate sale is a colloquial term for the sale of personal property usually due to the death of the owner or a need for the owner to downsize their property to facilitate a move into a smaller home. The sale is traditionally held in the house of the owner or former owner. Similar to a garage sale or yard sale, the locality where the sale occurs may require some sort of license or permit to conduct the sale as well as a local business license. Additionally, the seller may need a Certificate of Registration from the Department of Revenue if the sale is of taxable goods. Since an estate sale is not an auction, it is not regulated by the Illinois Department of Financial and Professional Regulation under the Auction License Act.

NEW DRE COMPLAINT FORMS UNVEILED

The Division of Real Estate is excited to announce our NEW complaint forms! As part of our commitment to ensure the public welfare is safeguarded against real estate professionals or unlicensed individuals and entities who may be in violation under the various real estate licensing acts, we would like for you to know that new complaint forms have launched. Instead of a single generic form, we have added six separate modernized and comprehensive forms for each of the professions we regulate. We believe that by thoroughly capturing detailed information up front, the investigative process will be streamlined and may result in a quicker resolution for all involved.

All six complaint forms may be found on DRE's File a Complaint webpage here: <https://idfpr.illinois.gov/admin/dre/drecomplaint.html>.

CREATION OF A VIDEO FAQ LIBRARY



We are pleased to announce that the Division of Real Estate now has a landing page on the [Department's YouTube page](#) for our library of video Frequently Asked Questions (“FAQs”)! You can currently find video FAQs for our complaint forms, virtual offices, and how brokers can submit requests to a new sponsoring broker. Stay tuned for more uploads featuring answers to FAQs about tax suspension orders, approving broker transfer requests, and inviting new brokers to join a brokerage! We look forward to using our library as a tool for inquiries received by the call center and through our FPR.RealEstate@illinois.gov email account.

THE IMPORTANCE OF THE PRE-INSPECTION AGREEMENT TO THE HOME INSPECTION

Stephen Kehoe
Staff Prosecutor



Home inspectors or home inspector entities shall, according to 68 Ill Admin. Code 1410.200 (d), enter into a written agreement with the client prior to the home inspection that includes at a minimum:

- 1) The purpose of the inspection;
- 2) The date of the inspection;
- 3) The name, address and license numbers of the home inspector and entity;
- 4) The fee for service;
- 5) A statement that the inspection will be performed under these standards;
- 6) A list of components and systems to be inspected;
- 7) Limitations or exclusions of systems or components being inspected; and
- 8) The signature of the client or authorized representative, and the signature of the home inspector.

This rule is important among the home inspection rules as it establishes how all home inspectors are to enter into their arrangements with clients before they inspect anything. Its provisions lay out the way to enter into an arrangement to inspect any property. This is beneficial both to a knowledgeable client or one who knows very little about the inspection process. Unfortunately, the provisions of this rule are violated, in whole or in part, by some home inspectors. Some simply do not use a pre-inspection agreement at all, and others create potential confusion for the consumer by combining the pre-inspection agreement with the subsequent home inspection report concluding the service provided. Then, if the pre-inspection agreement is signed, it is done at the conclusion of the inspection, not at the beginning when it is intended to be signed to best inform the consumer.

As an example, one violation of the pre-inspection agreement rule that I observed was a situation where a local government entity maintained a procedure of hiring home inspectors each year to inspect the utilities of multi-unit complexes in their community for a fee determined by the inspector to be thousands of dollars. This fee was required to be paid by the building owners immediately, without the use of any pre-inspection agreement which would have informed them in advance of the costs. The inspector considered the government entity to be the client despite who actually paid the home inspector's bill. The applicability of the pre-inspection agreement rules protects consumers from fees being imposed that they have not been given the opportunity to negotiate and agree upon beforehand.

DRE BOARD OPENINGS

We are always looking for new board member candidates! It is imperative we maintain a pipeline of potential board member candidates as terms expire and/or vacancies must be filled. Currently, we are looking to fill spots on our Community Association Manager Licensing and Disciplinary Board, as well as our Auction Advisory Board.

If you know someone who might be interested in serving on a Board, please have them email Jennifer Rossiter Moreno at Jennifer.RossiterMoreno@illinois.gov.

Employee Spotlight: Adrienne Levatino

Can you start by telling us a bit about yourself and your role in IDFPR?

I am associate general counsel in the Division of Real Estate and the Condominium and Common Interest Community Ombudsperson. I'll celebrate my eighth anniversary with DRE on June 10. Prior to working for IDFPR, I practiced law at a municipal law firm, on the general counsel's staff for a Fortune 100 company, and as general counsel for a privately-held national engineering and design firm. I've also been a lobbyist on issues ranging from electric utility regulation to health care, including hospital-focused Medicaid funding matters, and for Illinois' casino gaming industry. Fun fact: my grandfather was a real estate licensee for 55 years, my father for 56 years, and I'm a licensed real estate broker.

What does the General Counsel unit do?

The Division's general counsel are part of the legal team for the Department. The Department and Division, through the Secretary and Director, are our clients. General counsel provides legal advice and resources to the Director, Deputy Director, Boards, and staff to enable implementation of policy in line with the Director's vision and overarching regulation.

What is something you are proud to have accomplished at IDFPR?

I'm proud of projects where I have helped a DRE team score a "win" for the Department and where I have planted creative seeds that flowered for the good of the Department-- whether developing the continuing education citation program, drafting the administrative Rules to implement the revised CAM Act, or shaping and executing the Ombudsperson's Office, including publication of a variety of materials for condominium and common interest community unit owners and association boards, and responding to more than 1,100 inquiries since inception of the Ombudsperson's office.

What is a personal accomplishment you're proud of?

My first pro bono contribution as an attorney was to prepare the forms and supporting documentation necessary to have the Internal Revenue Service recognize a youth-focused organization as a not-for-profit entity for federal income tax purposes. That group's fundraising ability helped it serve nearly 20,000 young Illinoisans since its founding.

Tell us about a moment/turning point in your life that you learned/grew from?

From my parents: honesty, loyalty, doing good for others, kindness, and hard work. From college: learning never ends, education requires focus, discipline, and an open exchange of ideas, and build and cherish friendships, cultivating

them so they last a lifetime. From my political adventures: find commonality, embrace diversity in all its forms, lead with your heart, and "don't take it personally." From then on out: you don't always get what you want, but what you do get often turns out to be magical, unexpected and a treasure.



Adrienne Levatino
Associate General Counsel

What are some other jobs/positions you've held or pursued?

My first professional experience after graduating from Northwestern was as a speechwriter on Capitol Hill for a senior member of Illinois' Congressional delegation. I've also had two books addressing housing and commercial rehabilitation policy issues published under the sponsorship of The Ford Foundation. I also served as the Director of Housing and Rehabilitation Services for the City of Evanston, spearheading the City's innovative use of tax-exempt revenue bonds to provide monies for housing rehabilitation in low-income neighborhoods. I also designed and implemented a grass roots campaign strategy coalescing businesses and individual taxpayers for the first successful high school funding referendum in thirty years, which injected \$29 million into Joliet's aging high school system.

Spring and summer are coming, what are some of your favorite spring/summer activities?

Dining outdoors with friends wherever there is sun, good food, and most important, great friends. I also enjoy the Millennium Park concerts, grilling on the patio, and meandering through Chicago with my camera to create unique and memorable photos. Now that we're ideally "post-pandemic," I look forward to re-indulging my passion for travel.

What hobby/special interest/talent do you have that we be surprised about?

I was a long-time singing and dancing cast member of "Christmas Spirits" (the "Bar Show"), the Chicago Bar Association's nearly 100-year-old annual social and political musical satire show, playing parts ranging from Nancy Reagan to one of the Jellicles from the musical "Cats", to such auspicious roles as "newscaster number three." I like to joke that my primary motivation for becoming a lawyer was to be a part of that revered and irreverent tradition.

EVENTS



The Mainstreet Affordable Housing Summit took place on February 1 with DRE Director Laurie Murphy, DRE Deputy Director Ericka Johnson, and Division of Banking (“DOB”) Director Chasse Rehwinkel each sharing their expertise. IDFPR presented in the afternoon session about the Illinois Community Reinvestment Act, Illinois Banking Development Districts Act, and Appraisals, highlighting the real estate valuation task force. Recent changes to Illinois statute that should positively impact low-income lending for housing were discussed, as well as the Illinois Community Reinvestment Act (“CRA”), which

works in tandem with a federal statute to ensure more investment from financial institutions into low- and moderate-income communities. Illinois’ CRA becomes just the second such legislation to also include non-depository mortgage lenders and credit unions, which should increase the investment dollars being dedicated to lower income Illinois residents. The bill was passed in 2021, is currently being implemented, and we expect further development in 2023. The second piece of legislation is the Illinois Banking Development District program. This legislation was passed in 2023 and will help provide incentives for banking branches to open in underbanked communities, both rural and urban.

Division of Real Estate Operations Manager Jennifer Rossiter Moreno was honored to attend a Yellow Ribbon Foundation sponsored Military Job Fair event on February 18 in Elk Grove Village. Rossiter Moreno offered information about the licensing path requirements for all real estate related designations, as well as providing insight into how to navigate the IDFPR website to search and apply for jobs within state government.



On Friday, February 24, Director Laurie Murphy, Deputy Director Ericka Johnson, Chief of Licensing and Education Jeremy Reed, and Auction Board Liaison Susan Sigourney greeted auctioneers in Bloomington during the Illinois State Auctioneers Association (“ISAA”) 2023 Conference and Trade Show. DRE thanks ISAA Executive Director Cissy Tabor for the invitation to appear!

EVENTS *(continued from page 11)*

On the evening of March 16, Deputy Director Ericka Johnson was a featured panelist at the Dearborn Realist Board, Women in Real Estate, “Leading Ladies in Real Estate” Meeting. In celebration of Women’s History Month, Deputy Director Johnson shared her views on the impact of women leaders in real estate. IDFPFR would like to thank the Dearborn Realist Board for the invitation to appear with these distinguished leaders in the industry.

Dearborn Realists[®] Board March Membership Meeting

Women In Real Estate

Thursday, March 16, 2023, 5:30pm -7:30pm
BMO Tower, 320 S Canal St. 17th flr, Chicago, IL
Garage Parking at a Cost

Join us for refreshments, networking & a panel discussion with
Leading Ladies in Real Estate



Gwendolene Newton
DRB PRESIDENT



Dr. Courtney Johnson Rose
NAREB PRESIDENT ELECT



Ericka Johnson
DEPUTY DIRECTOR
IDFPFR - REAL ESTATE DIVISION



Sarah Ware
PRESIDENT
CHICAGO ASSOCIATION
OF REALTORS



Michelle Mills Clement
CEO - MODERATOR
CHICAGO ASSOCIATION
OF REALTORS

FREE - Registration Required by March 14th
bit.ly/DearbornRealistsWomen

Sponsored by:





In Celebration of Women's History Month



The Dearborn Realist Board’s 2023 Installation Gala was held the night of March 30 at the South Shore Cultural Center and was attended by Gabriela Nicolau and Adrienne Levatino, IDFPFR Division of Real Estate’s General Counsel, along with several IDFPFR board members. The evening highlighted the passing of the baton from current President Gwendolene Newton to the new President-Elect, Sanina Ellison Jones, as well as returning and new Board of Directors.



NEW HIRE: INVESTIGATIONS UNIT

B. Joseph Sidenbender
Division of Real Estate Investigator

Investigator Brett “Joe” Sidenbender comes to us from Northwest Indiana. After completing his education in Law Enforcement and Criminal Justice from Vincennes University and Indiana University, he started a public safety career that spanned over 31 years. Sidenbender spent 15 years in the municipal fire service as a firefighter, EMT, paramedic, hazardous materials technician/specialist, instructor, and fire arson investigator. Sidenbender is also a graduate of the National Fire Academy’s Arson Investigator Course and U.S. Department of Homeland Security’s Weapons of Mass Destruction Hazmat Technician and Instructor Course. He served on the Lake County Indiana Arson Task Force with the OSFM and ATF and the Lake County Indiana HazMat team.

Concurrently, Sidenbender also served as a police officer in Indiana for 29 years. Sidenbender was a patrol officer, detective, crime scene technician, instructor, field training officer, School Resource Officer (“SRO”), federal task force officer, SWAT team leader, and master sniper/observer. Joe is a graduate of the Indiana Law Enforcement Academy, Northwest Indiana Law Enforcement Academy, and FBI Sniper School. Sidenbender was one of the founders of Northwest Indiana Active Shooter Initiative (NWIASI), a training group of instructors providing Active Shooter Response Training to officers from Northwest Indiana and Chicagoland. Sidenbender is a certified instructor through the Indiana Law Enforcement Training Board, US Department of Homeland Security, and the US Department of Justice. Sidenbender served on the DEA’s High Intensity Drug Trafficking Area Task Force doing drug interdiction work, and most recently served on the Chicago PD/Illinois State Police/FBI/Lake County Indiana Auto Theft Task force as a detective. Sidenbender retired from public safety in July of 2022.

Sidenbender is very active in American Society of Industrial Security (“ASIS”), where he serves as the Assistant Regional Vice President of the organization overseeing chapters in Illinois and Indiana. Sidenbender is also a member of the ASIS Chicago Chapter and the Illinois Security Professionals Association. Sidenbender holds the Certified Protection Professional (CPP) credential, and is Board Certified in security management as well as the Professional Certified (PCI) Investigator and is board certified in Investigations management. Sidenbender is still a certified trainer in Indiana providing training to police and civilians in firearms, first aid, and active shooter response.

ROBERT “BOB” WASIAK RETIREMENT



Please join us in wishing a happy retirement to Robert Wasiak! After 12 years at IDFP, Robert retired on March 31, 2023. Robert worked out of the Des Plaines office and was a real estate investigator for the Division of Real Estate investigating alleged violations involving appraisal, auction, community association management, home inspection, and real estate brokerage.

Robert was presented with a plaque from DRE Director Laurie Murphy celebrating his retirement. The Department wishes Robert well and thanks him for his service to the people of Illinois!

Renewal Deadlines!

- Licensed Real Estate Pre-License Instructor
6/30/2023
- Licensed Real Estate Pre-License Course
6/30/2023
- Licensed Real Estate Education Provider
6/30/2023
- Licensed Real Estate CE Instructor
6/30/2023
- Licensed Real Estate CE Course
6/30/2023
- Community Association Manager
8/31/2023
- Certified Residential Real Estate Appraiser
9/30/2023
- Certified General Real Estate Appraiser
9/30/2023
- Associate Real Estate Trainee Appraiser
9/30/2023
- Licensed Auction CE School
12/31/2023
- Auction CE Course
12/31/2023
- Home Inspector Education Provider/School
12/31/2023
- Home Inspector CE Course
12/31/2023

QUARTERLY ENFORCEMENT REPORT

DIVISION OF REAL ESTATE ENFORCEMENT JANUARY & FEBRUARY 2023

To access our Enforcement Reports in their entirety, please visit the IDFPR Consolidated Reports webpage at <https://idfpr.illinois.gov/news/disciplines/discreports.html>.

UNLICENSED

An individual was ordered to cease and desist in the unlicensed practice of community association management without a license and a \$1,500 civil penalty was imposed for engaging unlicensed practice of community association management without a license.

An individual was ordered to cease and desist from engaging in the unlicensed practice of real estate.

AUCTION

[No public discipline during this time period.]

APPRAISAL

Two certified residential real estate appraiser licenses were suspended for failure to file and or pay Illinois state income taxes.

A certified residential real estate appraiser's license was reprimanded and fined \$3,000 for indicating on an appraisal report that the appraiser performed a visual inspection of the exterior of the property when no inspection was conducted, failing to properly report the property's zoning, and failure to locate a current MLS listing for the property.

A certified residential real estate appraiser's license was reprimanded, fined \$5,000 and ordered to complete education for developing and communicating two misleading appraisal reports which violated the Uniform Standards of Professional Appraisal Practice and contained multiple errors and omissions.

A certified residential real estate appraiser's license was suspended for violation of the terms of a Consent to Administrative Supervision Order.

COMMUNITY ASSOCIATION MANAGER

A community association manager's license was fined \$1,500 for paying invoices without authority and failing to give a designated Board Member access to the Board's bank account.

HOME INSPECTOR

A home inspector's license was suspended for being more than 30 days delinquent in the payment of child support.

A home inspector's license was suspended for failure to file and/or pay Illinois state income taxes.

REAL ESTATE

A real estate broker's license was fined \$2,000 and the broker was ordered to take a class for giving a potential buyer of a property the lockbox code and allowing them to access the property without accompanying them.

A real estate residential leasing agent student's license was placed in refused to renew status for being more than 30 days delinquent in the payment of child support.

A real estate managing broker's license was suspended for a minimum period of two years and fined \$5,000 for failing to provide the Department with documents requested during a Broker Verification Examination, misrepresenting information on a renewal form, and using misleading advertising.

A real estate broker corporation's license was suspended for a minimum period of two years and fined \$5,000 for failing to provide the Department with documents requested during a Broker Verification Examination and using misleading advertising.

A real estate broker was granted on probation for two years due to prior felony criminal conviction.

A real estate broker was ordered to cease and desist from the practice of real estate without an active license and fined \$2,000 for engaging in the practice of real estate while their license was expired.

A real estate managing broker's license was fined \$500 and the broker was ordered to take a class for failing to properly supervise a listing broker.

A real estate managing broker's license was suspended for being more than 30 days delinquent in the payment of child support.

A real estate pre-license instructor's license was suspended for failure to file and/or pay Illinois state income taxes.

Four real estate managing broker licenses were suspended for failure to file and/or pay Illinois state income taxes.

Fourteen real estate broker licenses were suspended for failure to file and/or pay Illinois state income taxes.

The material and information contained in this newsletter is for general information purposes only and should not be considered legal advice. You should not rely upon the material or information in the newsletter as a basis for making any business, legal, or other decisions. Information contained herein may not constitute the most up-to-date information. Please consult an attorney to obtain legal advice or interpretation of any applicable laws.

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General Assistance:

1-888-473-4858

Enforcement, Complaints, and Investigations

555 West Monroe Street
5th Floor
Chicago, Illinois 60661

Complaint Intake Unit:

FPR.REcomplaint@illinois.gov

Continuing Education

Citations:

FPR.DRE.Citations@illinois.gov

TTY Line:

866-325-4949

**Check out our DRE FAQ
playlist on YouTube [here!](#)**

<https://idfpr.illinois.gov/dre.html>



State of Illinois

Illinois Department of Financial and Professional Regulation