



DRE is now on Mastadon and Instagram!

It is now easier to stay connected with DRE than ever! DRE recently joined two social media platforms -- Mastodon and Instagram. DRE now has a half-dozen different social media channels:

- [Facebook](#)
- [Instagram](#)
- [LinkedIn](#)
- [Mastodon](#)
- [Twitter \(English\)](#)
- [Twitter \(Español\)](#)
- [YouTube](#)

Scan the QR code to follow us and stay up to date with timely announcements, reminders, and informational materials! ■



Los Angeles County Launches Property Owner e-Notification Alert

Property owners in Los Angeles County now have a faster way to get informed of recorded activity on their property. Typically, property owners are notified within five days when a Notice of Default or Notice of Sale is recorded on their property, or within 30 days when a Grant Deed, Quit Claim Deed or Deed of Trust is recorded on their chain of title.

With a new Property Owner e-Notification Alert, Los Angeles County property owners are alerted within 48 hours by email of recorded activity on their property. Property owners must register at <https://assessor.lacounty.gov/news-information/enotification> in order to start receiving e-Notifications.

Similar notification programs also are available in other counties -- including electronic notifications for property owners in the Calaveras, San Diego, and Ventura Counties. Letter notifications are available to those in the Contra Costa, Placer, and Riverside Counties. If locations where you work are not listed here, you should visit local county websites to see if a notification program is available.

Property owners in Los Angeles County who have questions or suspect fraudulent behavior are encouraged to contact the County's Department of Consumer and Business Affairs at (800) 593-8222, or by email at homehelp@dcba.lacounty.gov. ■

UPDATED RULES FOR DISCRIMINATION AS A BASIS FOR DISCIPLINE (CONTINUED FROM PAGE 7)

Regulation 2780 excepts from its discriminatory prohibitions certain costs associated with facilities or services for persons with physical disabilities if the difference in sales price, rent or term is reasonably related to the cost or difficulty of providing those facilities or services. Information provided to persons with physical disabilities for the purposes of calling attention to the presence or absence of housing accommodation services or housing accommodations related to a physical disability does not violate Regulation 2780. Please review the regulation for specifics of the exemptions.

Regulation 2780 also does not prevent or limit in any way the use of an affirmative marketing program designed to attract persons of a particular protected class who would not otherwise be attracted to the real property or to the area.

As you can see with the updates to the regulation, DRE is committed to protecting Californians from discrimination in their search for a place to rent, acquire financing for, buy, or sell real property. ■

**INSIDE DRE'S COMPLAINT PROCESS (CONTINUED FROM PAGE 7)**

disciplinary action against a real estate licensee exceeds that required to prove a case in civil court. Prior to filing a disciplinary action against a licensee, DRE must have clear and convincing evidence that a violation of the Real Estate Law has occurred.

Investigation Completed

The conclusion of a DRE investigation often results in one of the following:

1. No formal regulatory action
2. Regulatory action due to a minor violation
3. Regulatory action due to a major violation

If no formal regulatory action is necessary, the complaint is closed. A complaint may be closed because there is not enough evidence, the witnesses won't cooperate, or the alleged issues are not violations of Real Estate Law.

If the investigation revealed minor violations of Real Estate Law, DRE usually issues a citation with a fine and order to correct the violation (instead of other formal regulatory action). If the investigation revealed major violations of Real Estate Law, the case will go through the formal disciplinary process. Formal disciplinary action can result in a suspension, restriction, or revocation of the DRE license.

It's important to remember that every licensee charged with violating California Real Estate Law and facing

disciplinary action has due process rights. That means every licensee is entitled to a hearing with an opportunity to present their own evidence.

Disciplinary Hearing

Disciplinary hearings are presided over by an Administrative Law Judge who is completely independent from DRE. Hearings are conducted in a manner similar to a court trial, but without a jury.

At the hearing, DRE has the burden of proving the charges contained in the operative pleading, known as an Accusation. To meet its burden, DRE will call witnesses and present documents into evidence.

After the Hearing / Final Decision

After the hearing is concluded, the Administrative Law Judge prepares a proposed decision which is sent to the Real Estate Commissioner for consideration and final decision. Under law, the Commissioner may accept the proposed decision as the final decision or reject it and issue a Decision after Rejection as the final decision. If the Commissioner rejects the proposed decision, the Commissioner will provide the parties with an opportunity to submit additional arguments before rendering the final decision. If the Commissioner does not accept or reject the proposed decision within the allowed time, the proposed decision will become the final decision by operation of law. ■



1. **False.** While mortgage loan advertising must include the broker's real estate license number, a responsible broker's real estate license number is not always required for other advertising.
2. **True.** The broker is responsible for their advertising, which must comply with the Real Estate Law.
3. **True.** Soliciting prospective sellers, buyers, tenants, borrowers, and lenders requires a real estate license.
4. **False.** A broker is required to reasonably supervise the activities of their affiliated salespersons and broker-associates, which includes the advertising of any service for which a license is required.
5. **True.** The Real Estate Advertising Guidelines can be found at <https://dre.ca.gov/files/pdf/re27.pdf>. ■

WHAT'S IN YOUR STORMWATER

Find your water quality region on the map below and learn more at CleanWaterCA.com



KEY POLLUTANTS AND HOW YOU CAN HELP

TRASH and litter accumulate on highways and make their way into waterways.
Actions: Properly secure items in truck beds and put trash and recycling in the bin.

NUTRIENTS such as nitrogen and phosphorus are generated from fertilizers and vegetation waste.
Actions: Avoid over fertilizing lawns and plants, and keep fallen leaves out of storm drains.

SEDIMENTS are released by soil erosion and can carry other pollutants of concern into waterways.
Actions: Sweep driveways instead of hosing them off, use mulch in the garden, and plant trees and shrubs.

BACTERIA comes from pet waste and illegal disposal of RV waste.
Actions: Pick up after your pet and use RV dumping stations.

METALS are generated by vehicle, tire, and brake wear.
Actions: Regularly check tire pressure, change oil and fluids, and use commercial car washes.

PESTICIDES come from over application and improper disposal of chemicals.
Actions: Use organic pesticides and properly dispose of unused portions.



THE CALTRANS STORMWATER PROGRAM WORKS TO PREVENT WATER POLLUTION, ESPECIALLY ALONG CALIFORNIA HIGHWAYS AND ROADWAYS. THE PROGRAM IS REGULATED BY THE STATE WATER RESOURCES CONTROL BOARD, WHICH ESTABLISHED THE NINE WATER QUALITY REGIONS FEATURED ON THIS MAP TO PRESERVE, MANAGE AND PROTECT OUR STATE'S WATERSHEDS.

