

FILED November 4, 2024 (Date)
JRG
Board / Commission
M. E.
Signature, Executive Officer

**BEFORE THE IOWA REAL ESTATE COMMISSION
200 EAST GRAND, SUITE 350
DES MOINES, IOWA 50309**

IN RE:)	
)	CASE NUMBER: 21-139
Curtis J. Hart)	
Broker (B04576000))	COMBINED STATEMENT OF
)	CHARGES, INFORMAL
20th Century, Ltd.)	SETTLEMENT AGREEMENT,
2200 Harvell Drive)	AND CONSENT ORDER IN A
Bellevue, NE 68005)	DISCIPLINARY CASE
)	
RESPONDENT)	

The Iowa Real Estate Commission (Commission) and **Curtis J. Hart** (Respondent) enter into this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order in a Disciplinary Case (Order) pursuant to Iowa Code Sections 17A.10(1) and 272C.3(4) (2021).

1. The Commission issued the Respondent real estate broker license number B04576000 on February 19, 1976. Respondent’s license is current and in full force and effect through December 31, 2022. At all times relevant to this matter, the Respondent served both as the designated broker in charge and a licensed real estate broker officer of 20th Century, Ltd., license number F01399000, located in Bellevue, Nebraska.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2021). Licenses issued by the Commission are subject to the laws of the State of Iowa and to the administrative rules of the Commission.

STATEMENT OF CHARGES

COUNT I

3. Respondent is charged with advertising real estate while a trade name license was lapsed or expired in violation of Iowa Code section 543B.34(1) (2021). See 193E Iowa Administrative Code sections 10.1, 10.1(2), 10.1(3), 18.14(5)(s).

CIRCUMSTANCES

4. Respondent was assigned as the designated broker in charge of real estate brokerage

firm 20th Century, Ltd., at all times relevant to this matter. As the designated broker in charge of the real estate brokerage firm, the Respondent is responsible for ensuring compliance with all applicable rules and regulations governing the firm's operations in the state of Iowa, including maintenance of the trust account used by the firm.

5. On May 18, 2021, an offsite examination of the Respondent's Iowa real estate trust account and transaction records was conducted by the Commission auditor (auditor).

6. From the time period of April 29, 2008 through December 31, 2013, licensed real estate trade name Century 21 Century Real Estate, license number T05206000, was current and in full force and effect, licensed to 20th Century, Ltd., license number F01399000, located in Bellevue, Nebraska.

7. In a random sampling of transaction files, the auditor discovered that the Respondent and the Respondent's real estate brokerage firm was engaged in advertising and holding itself as being engaged in the business of practicing real estate using the expired tradename, "Century 21 Real Estate."

8. Pursuant to Commission licensing records, the Respondent's Iowa real estate trade name license T05206000 expired on December 31, 2013. Subsequently, the Respondent reinstated its Iowa real estate trade name license on August 12, 2021.

SETTLEMENT AGREEMENT

9. Respondent admits each and every allegation in the above-stated Statement of Charges. This case shall constitute one violation for purposes of Iowa Code section 543B.29(4) (2021).

10. Respondent acknowledges that he has a right to receive notice of the above-stated charges and to request a hearing before the Commission on the merits of the charges. By freely and voluntarily entering into this Order, the Respondent waives his right to notice and a hearing and all attendant rights, including the right to seek judicial review. This Order constitutes discipline against the Respondent, and is the final agency order in this contested case pursuant to Iowa Code section 17A.10 and 193 Iowa Administrative Code 7.4.

11. Respondent agrees that the State's attorney and/or Commission staff may present this Order to the Commission and may have *ex parte* communications with the Commission while presenting it. Respondent waives any right of notice of this meeting or any right that the Respondent might have to participate in the discussion of this Order among the Commission, the Commission staff and the State's attorney.

12. This Order shall be part of the permanent record of Respondent and shall be considered by the Commission in determining the nature and severity of any future disciplinary action to

be imposed in the event of any future violations of the laws and rules governing the practice of real estate by the Respondent.

13. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(1)(d), 543B.34(1) and 272C.3(2)(a) (2021) and shall be grounds for further disciplinary action. However, no action may be taken against the Respondent for violations of this Order without a hearing, or waiver of hearing.

14. This Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members.

(a) In the event that this Order is rejected by the Commission it shall be of no force or effect to either party, and it shall not be admissible for any purpose in further proceedings in this matter.

(b) If the Commission approves this Order, it shall fully dispose of all issues in this case.

15. Upon acceptance by both the Commission and Respondent, this Combined Statement of Charges, Informal Settlement and Consent Order shall be a public record available for inspection and copying in its entirety in accordance with the requirements of Iowa Code chapter 22 (2021).

CONSENT ORDER

IT IS THEREFORE ORDERED:

16. REPRIMAND. Pursuant to 193E Iowa Administrative Code section 18.14(1)(j), the Respondent is reprimanded.

17. CIVIL PENALTY. Respondent shall pay a civil penalty to the Commission in the amount of five hundred dollars (\$500.00) no later than thirty (30) days after acceptance of this Order by the Commission. The civil penalty must come under a cover letter addressed to the Commission's Executive Officer, referencing Case Number 21-139.

18. FUTURE COMPLIANCE. The Respondent also shall at all future times fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

WHEREFORE, the terms of this Combined Statement of Charges, Informal Settlement Agreement and Consent Order are agreed to and accepted by the Iowa Real Estate Commission and the Respondent.

FOR THE RESPONDENT:

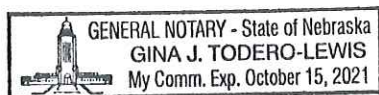
Voluntarily agreed to and accepted by **CURTIS J. HART** on this 6 day of OCTOBER, 2021.

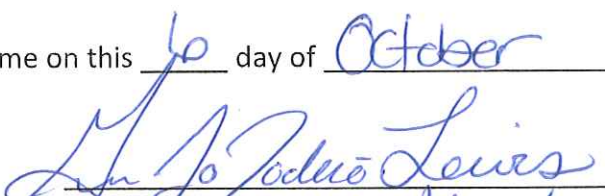

By: **CURTIS J. HART**, Respondent

State of NEBRASKA)

County of SARPY)

Signed and sworn to before me on this 6 day of October, 2021, by:




Notary Public, State of Nebraska
Printed Name: Gina Jo Todero-Lewis
My Commission Expires: October 15, 2021

FOR THE COMMISSION:

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this 4 day of November, 2021.


DENNIS L. STOLK, Chair
Iowa Real Estate Commission