

BEFORE THE IOWA REAL ESTATE COMMISSION
1920 S.E. HULSIZER
ANKENY, IOWA

Department of Commerce
Professional Licensing Bureau

FILED

August 1, 2013 (Date)

IRRE
Board / Commission

IN RE:

Ruth Dahlhauser
Salesperson (S42258000)
INACTIVE

300 210th Street
Whittemore, IA 50598

Respondent.

CASE NUMBER: 13-162

COMBINED STATEMENT OF
CHARGES, INFORMAL
SETTLEMENT AGREEMENT,
AND CONSENT ORDER IN A
DISCIPLINARY CASE

Signature, Executive Officer

The Iowa Real Estate Commission (Commission) and **Ruth Dahlhauser** (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) (2013).

1. The Commission issued the Respondent real estate salesperson license number S42258000 on February 20, 2002. Respondent's license is current and in full force and effect through December 31, 2013. At all times relevant to this matter, the Respondent was a licensed real estate salesperson assigned to Martin Zaugg, a licensed real estate broker sole proprietor, license number B20067000, located in West Bend, Iowa. The Respondent's license was placed on inactive status on June 26, 2013.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2013). 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. The Respondent is charged with failing to comply with the mandatory errors and omissions insurance requirement for her Iowa real estate salesperson license in violation of Iowa Code sections 543B.29(1)(c), 543B.47(1), 543B.47(6) (2013) and 193E Iowa Administrative Code sections 18.2(5), 18.14(5)(s), 19.6(5) & (6).

CIRCUMSTANCES

4. In May of 2013, the Respondent was sent a random audit for her mandatory errors and omissions insurance.

5. The Respondent failed to obtain her errors and omissions insurance for 2013 and could therefore not provide proof of insurance coverage to the Commission for the period of January 1, 2013 to June 14, 2013.

SETTLEMENT AGREEMENT

6. Without admission of wrongdoing or guilt, the Respondent does not contest the violations alleged in the above-stated Statement of Charges. This case shall constitute one violation for purposes of Iowa Code section 543B.29(4) (2013).

7. Respondent acknowledges that she 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 her 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.

8. 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.

9. 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.

10. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(1)(c), 543B.34(2) and 272C.3(2)(a) (2013) 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.

11. 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.

12. 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 (2013).

CONSENT ORDER

IT IS THEREFORE ORDERED:

13. CIVIL PENALTY. The Respondent shall pay to the Commission a civil penalty in the amount of \$1,000.00 as a condition precedent to:

- (a) The Respondent's reactivation of her inactive Iowa real estate salesperson license.
- (b) The Respondent's reinstatement of her Iowa real estate salesperson license in the event of its expiration.

The Commission shall not reactivate or reinstate the Respondent's real estate salesperson license before and until it has received payment in full of the required civil penalty from the Respondent. Payment of the civil penalty shall not excuse the Respondent from demonstrating compliance with all other applicable statutory and regulatory requirements or otherwise qualifying for reactivation or reinstatement of her real estate salesperson license.

14. FUTURE COMPLIANCE. The Respondent 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 Ruth Dahlhauser on this 6 day of

July, 2013.

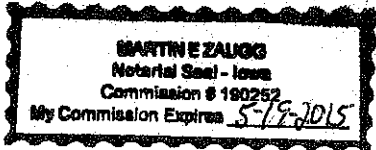

By: RUTH DAHLHAUSER, Respondent

IREC Case No. 13-162
Ruth Dahlhauser

State of Iowa

County of PALO ALTO

Signed and ^{affirm}sworn to before me on this 6 day of July, 2013, by:



[Redacted Signature]
Notary Public, State of Iowa

Printed Name: MARTIN E Zaugg
My Commission Expires: 5-19-2015

FOR THE COMMISSION:

1st Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this
day of August, 2013.

[Redacted Signature]
SUSAN J. SANDERS, Chair
Iowa Real Estate Commission