

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

FILED

February 6, 2015 (Date)

INEC  
Board / Commission  
[Redacted Signature]  
Signature Executive Officer

IN RE:

James L. Feller  
Broker (B06236000)

Broker, Sole Proprietor  
334 E Gillet Street  
Preston, IA 52069

Respondent.

)  
) CASE NUMBER: 13-273  
)  
) COMBINED STATEMENT OF  
) CHARGES, INFORMAL  
) SETTLEMENT AGREEMENT,  
) AND CONSENT ORDER IN A  
) DISCIPLINARY CASE  
)  
)

The Iowa Real Estate Commission (Commission) and James L. Feller (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 broker license number B06236000 on April 13, 1983. Respondent's license is in full force and effect until December 31, 2015. At all times relevant to this matter, the Respondent was a licensed real estate broker sole proprietor located in Preston, Iowa.

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 submitting, or causing to be submitted; whether intentional or otherwise, incorrect information on a renewal application. See Iowa Code sections 272C.10(1), 543B.15(5), 543B.29(1), 543B.34(1), 543B.34(1)(k) (2013); and 193E Iowa Administrative Code sections 16.4(2), 16.5(4), 18.14(5)(s).

CIRCUMSTANCES

4. On December 1, 2012, the Respondent submitted his on-line renewal application for an Iowa real estate broker license. On the renewal, the Respondent attested that he had completed the required thirty-six (36) hours of continuing education required by 193E Iowa Administrative Rule 16.2(2).

5. In November of 2013, the Respondent was chosen for a random audit by the Commission for compliance with the continuing education requirement for his 2012 license renewal.

6. Results of the continuing education audit revealed that the Respondent included as a part of his renewal, the following courses: eight (8) hour "Mandatory Law Update" and four (4) hour "Ethics"; which were taken after the submission of his renewal application.

7. Accurate and truthful attestation of one's continuing education history is essential to the Commission's determination of whether an applicant meets all requirements for renewing an Iowa real estate broker license. See Iowa Code § 543.15(5) (2013). The Respondent's failure to accurately report his continuing education history as attested on his Iowa real estate broker license renewal application constituted a false statement of material fact.

### **SETTLEMENT AGREEMENT**

8. Respondent admits to 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) (2013).

9. 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.

10. 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.

11. 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.

12. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3), 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.

13. 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.

14. 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**

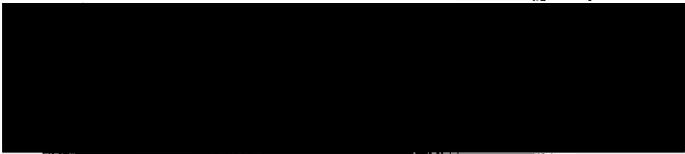
15. CIVIL PENALTY. The Respondent shall pay a civil penalty to the Commission in the amount of two hundred and fifty dollars (\$250.00) no later than thirty (30) calendar days after acceptance of this Order by the Commission. The civil penalty must come under a cover letter addressed to the Commission's Executive Officer and refer to Case 13-273.

16. 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 is agreed to by the Iowa Real Estate Commission and the Respondent.

**FOR THE RESPONDENT:**

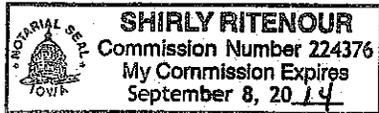
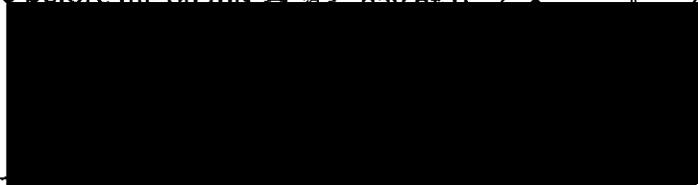
Voluntarily agreed to and accepted by James L. Feller on this 2 day of DECEMBER, 2013.

By:  **JAMES L. FELLER**, Respondent

State of Iowa

County of Jackson

Signed and sworn to before me on this 2 day of October, 2013, by:



Notary Public, State of Iowa

Printed Name: Shirley Ritenour

My Commission Expires: 9-8-2014

**FOR THE COMMISSION:**

Voluntarily agreed to and accepted by the IOWA REAL ESTATE COMMISSION on this 6 day of July, 2013.14



**SUSAN J. SANDERS**, Chair  
Iowa Real Estate Commission