

# REAL ESTATE BOARD MEETING AGENDA

Thursday, May 14, 2026– 10:00 a.m.  
2<sup>nd</sup> Floor – Board Room 2

Department of Professional and Occupational Regulation  
9960 Mayland Drive  
Richmond, Virginia 23233

**Mission:** Our mission is to protect the health, safety and welfare of the public by licensing qualified individuals and businesses enforcing standards of professional conduct for professions and occupations as designated by statute.

## I. CALL TO ORDER

- a. Emergency Egress (pg. 4)
- b. Determination of Quorum (pg. 5)

## II. PROFESSIONAL DEVELOPMENT SESSION

## III. APPROVAL OF AGENDA

## IV. APPROVAL OF MINUTES

- a. Real Estate Board Meeting, March 12, 2026 (pg. 6)

## V. WELCOME, INTRODUCTIONS, & RESOLUTIONS

## VI. PUBLIC COMMENT PERIOD \*FIVE MINUTE PUBLIC COMMENT, PER PERSON\*

## VII. FAIRHOUSINGREPORT

- a. Fair Housing Administrator's Report (pg. 13)

## VIII. FAIR HOUSING CASES

1. Laurie Metro v. James E. Lyons, III dba Joey Lyons, Lyons Team Brokerage Firm, LLC dba Lyons Team Realtors and International Church of the Foursquare Gospel REB File Number: 2025-03044 (pg. 53)  
HUD File Number: 03-25-6055-8  
*Appointment- Laurie Metro, Complainant*
2. Sierra M. Carman v. Samson Companies, LLC, dba Samson Properties, Christopher Mark Chambers and Xing Lu (pg. 73)  
REB File Number: 2026-00164  
HUD File Number: 03-25-6054-8  
{Referred to OAG for Official Consultation}
3. Cynthia J. Alston v. Chesapeake Senior, LP, Franklin Group Companies, LLC and

Jeneen Johnson **(pg. 15)**  
REB File Number: 2025-01986  
HUD File Number: N/A  
{Referred to OAG for Official Consultation}

## **IX. REAL ESTATE CASES**

### **DISCIPLINARY CASE FILES**

1. File Number 2025-02244 - Frances Judy Heatherman, dba Frances Heatherman **(pg. 183)**  
**(Dalpiaz, Hale)**
2. File Number 2025-02422 - Katrina Jean Jones, dba Kat Jones **(pg. 887)**  
**(Dalpiaz)**
3. File Number 2025-02456 - Russell Lamar Johnson **(pg. 1424)**  
**(Dalpiaz)**
4. File Number 2025-02867 - Michael Patrick McConnell **(pg. 119)**  
**(Chawla, Hale)**
5. File Number 2025-03033 - Barbara Michelle Sgueglia **(pg. 139)**  
**(Chawla)**
6. File Number 2026-00198 - George Edward Misok **(pg. 148)**  
**(Funkhouser)**
7. File Number 2026-00119 - Nicole B. Lee dba Nicole Lee **(pg. 689)**  
**(Funkhouser, Dalpiaz)**
8. File Number 2026-00840 - Barbara Michelle Sgueglia **(pg. 168)**  
**(Chawla)**

### **PRIMA FACIE CASE FILES**

1. File Number 2025-02557 – Fernando Ramallo Rojas **(pg. 2510)**
2. File Number 2025-02882 – Kevin Michael Bender **(pg. 2701)**

### **LICENSING CASE FILES**

1. File Number 2025-03018 - Phillip Nicholas Hall **(pg. 2756)**  
**(Jackson-Bailey)**
2. File Number 2026-00115 - Patricia Yvonne Diggs **(pg. 2764)**  
**(Jackson-Bailey)**
3. File Number 2026-00182 - Jocasta Lynn Harper **(pg. 2776)**  
**(Jackson-Bailey)**

### **CONSENT ORDERS**

1. File Number 2025-01348 - Zachary Louis Brenner **(pg. 3215)**
2. File Number 2025-02024 - James Mitchell Abrams, t/a Jim Abrams **(pg. 3217)**
3. File Number 2025-02261 - James Mitchell Abrams, t/a Jim Abrams **(pg. 3228)**
4. File Number 2025-02830 - Carlos Alberto Baez-Mora **(pg. 3237)**

5. File Number 2025-02991 - Christopher Kevin Harold (pg. 3246) (Hale)
6. File Number 2025-03029 - Candyce Astroth, t/a Candyce Astroth (pg. 3259)
7. File Number 2026-00210 - Tina Renee Johnson, t/a Tina R Johnson (pg. 3282)
8. File Number 2026-00226 - Stephen James Acree, t/a Stephen J Acree (pg. 3292)

## **X. EDUCATION**

- a. Real Estate Board Meeting, April 30, 2026
- b. Real Estate Board Meeting, May 13, 2026

## **XI. NEW BUSINESS**

- a. Executive Director's Update
- b. Legislative Update
  - i. HB 1117 - Consider Adoption of Exempt Regulatory Action (pg. 3303)
  - ii. HB 1518 - Designation of Advisory Workgroup Representative (pg. 3307)
- c. Advertising Guidance Document
- d. 2026 Board Member Training

## **XII. OTHER BUSINESS**

- a. Board Financials
- b. Board Recovery Fund

## **XIII. COMPLETE CONFLICT OF INTEREST FORM AND TRAVEL VOUCHER**

- a. Travel Voucher
- b. Conflict of Interest Form

## **XIV. ADJOURNMENT**

### **NEXT MEETING SCHEDULED FOR THURSDAY, JULY 16, 2026**

- ❖ Agenda materials made available to the public do not include disciplinary case files or application files pursuant to §54.1-108 of the Code of Virginia.
- ❖ Five-minute public comment, per person, with the exception of any open disciplinary or application file.
- ❖ Persons desiring to participate in the meeting and requiring special accommodations or interpretative services should contact the Department at (804) 367-2785 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

**PERIMETER CENTER CONFERENCE CENTER**  
**EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS**  
(Script to be read at the beginning of each meeting.)

**PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.**

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

**Board Room 1**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Board Room 2**

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Board Rooms 3 and 4**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Training Room 1**

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

**Training Room 2**

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

## **DETERMINATION OF QUORUM:**

○ The Real Estate Board, consist of nine members, adheres to the requirement that a quorum, defined as the minimum number of members necessary to conduct official business, is constituted by five board members in accordance with [§ 54.1-2104](#).

REAL ESTATE BOARD  
MINUTES OF MEETING

March 12, 2026

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The members indicated below were present. All members present were qualified to vote, except where a specific reason for disqualification is stated. There are nine (9) members on this Board, in which five (5) constitutes a quorum pursuant to § 54.1-2104.

The following Board members were present:

Joseph 'Kemper' Funkhouser, III, Chair  
Kermit 'Kit' Hale, Vice-Chair  
Jeremy Dalpiaz  
Hector 'Rene' Fonseca  
Cavelle Mollineaux  
Dr. Bernice Travers

The following board members were absent:

Rajesh 'Raj' Patel  
Pieri Burton  
Aekta Chawla

DPOR staff present for all or part of the meeting included:

Laura McClintock, Agency Director  
Tom Payne, CID Director  
Doug Webster, CIC Ombudsman  
Anika Coleman, Executive Director  
Jennifer Plummer, Regulatory Operations Administrator  
Shaifali Prajapati, Administrative Coordinator  
Liz Hayes, Fair Housing Director  
Donnitria Mosby, Assistant Fair Housing Director  
Joseph Haughwout, Jr., Regulatory Affairs Manager  
Jennifer Sayegh, Policy and Legislative Affairs Manager  
Gregory Emerson, Director of Examinations

James 'Jim' Flaherty, Brittany 'Elle' Hinton, and Palmer Heenan from the Office of the Attorney General were present.

Funkhouser called the meeting to Order at 10:01 A.M.

CALL TO  
ORDER

Coleman reviewed the emergency evacuation procedures.

EMERGENCY  
EGRESS

Funkhouser determined that a quorum was a present.

DETERMINATION  
OF QUORUM

Funkhouser informed the Board that due to a lack of quorum, the Education section and, subsequently, March 12, 2026 Education Report would not be included in the agenda. Funkhouser also noted the addition of a Withdrawal of Training Program Amendment Action under the New Business section. **Mollineaux moved** to approve the amended agenda. **Hale seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

APPROVAL OF  
AGENDA

**Dalpiaz moved** to approve the minutes from the January 22, 2026 Real Estate Board meeting. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

APPROVAL OF  
MINUTES

Funkhouser welcomed guests of the audience and allowed Board members and Board staff to introduce themselves.

WELCOME &  
INTRODUCTIONS

There was no public comment.

PUBLIC  
COMMENT

Hayes updated the Board on the current Fair Housing case load.

FAIR HOUSING  
REPORT

Hinton provided the Board with a litigation update.

LITIGATION  
REPORT

FAIR HOUSING  
CASES

In the matter of **Melody Sowers and Dustin Helbert v. SREIT Woodburn I, LLC, SREIT Woodburn II, LLC, Highmark Residential and Diana Pineda REB File Number: 2024-01179**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Hale moved** that there was no reasonable cause of discrimination regarding terms and conditions. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Dana Wyatt v. Blakeman Equity Trust, Blakeman Realty LLC and George Blyakhman REB File Number: 2025-02756**, Hayes indicated this case was withdrawn.

In the matter of **Robert Vachon and David W. Vachon v. Samson Companies LLC, John McCambridge and Avraham Cohen REB File Number: 2025-02318**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Mollineaux moved** that there was no reasonable cause of discrimination regarding terms and conditions. **Hale seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Laurie Metro v. James E. Lyons, III dba Joey Lyons, Lyons Team Brokerage Firm, LLC dba Lyons Team Realtors and International Church of the Foursquare Gospel**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. The Complainant Laurie Metro was present over phone call to address the Board.

Hayes reported that the Respondent asked to defer the date due to involvement in General Assembly and not being able to be present. **Hale moved** to honor the deferral request. **Dalpiaz seconded** the motion which was unanimously approved by members: Dalpiaz,

**Melody Sowers and  
Dustin Helbert v.  
SREIT Woodburn I,  
LLC, SREIT  
Woodburn II, LLC,  
Highmark  
Residential and  
Diana Pineda  
REB File Number:  
2024-01179  
HUD File Number:  
03-24-4149-8**

**Dana Wyatt v.  
Blakeman Equity  
Trust, Blakeman  
Realty LLC and  
George Blyakhman  
REB File Number:  
2025-027562  
HUD File Number:  
N/A**

**Robert Vachon and  
David W. Vachon v.  
Samson Companies  
LLC, John  
McCambridge and  
Avraham Cohen  
REB File Number:  
2025-02318  
HUD File Number:  
03-25-5758-8**

**Laurie Metro v.  
James E. Lyons, III  
dba Joey Lyons,  
Lyons Team  
Brokerage Firm,  
LLC dba Lyons  
Team Realtors and  
International  
Church of the  
Foursquare Gospel**

Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Housing Rights Initiative v. CLPLP-Metropolitan Three Venture LP, Kettler Management, Inc. and Kayla Reid**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

Hayes states Kayla Reid has been removed as a Respondent. **Hale motioned** to approve the reconciliation agreement. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **Housing Rights Initiative v. Landmark Realty Group, LLC and Kelly Rae Saghafi 2(aka Kelly Fairman)**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Mollineaux motioned** to approve the reconciliation agreement. **Hale seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

Funkhouser and Hale recused themselves from the following case: **2026-00119 Nicole B. Lee dba Nicole Lee**

In the matter of **2026-00119 Nicole B. Lee dba Nicole Lee**, the case had to be deferred to the next Board meeting as quorum was not met with the number of Board members required to recuse.

**REB File Number:**  
**2025-03044**  
**HUD File Number:**  
**03-25-6055-8**

**Housing Rights Initiative v. CLPLP-Metropolitan Three Venture LP, Kettler Management, Inc. and Kayla Reid**  
**REB File Number:**  
**2025-03084**  
**HUF File Number:**  
**N/A**  
**{Conciliation:**  
**Source of Funds}**

**Housing Rights Initiative v. Landmark Realty Group, LLC and Kelly Rae Saghafi (aka Kelly Fairman)**  
**REB File Number:**  
**2026-00462**  
**HUD File Number:**  
**N/A**  
**{Conciliation:**  
**Source of Funds}**

## **REAL ESTATE CASES**

### **Disciplinary Case Files**

#### **Recusal of Board Member**

**2026-00119 Nicole B. Lee dba Nicole Lee**

## **CONSENT ORDERS**

Funkhouser was recused for the following case file:  
**2025-02048 - Vihang Vasant Nair, d/b/a Victor Nair**

In the matter of **2025-02048 - Vihang Vasant Nair, d/b/a Victor Nair**, the Board reviewed the Consent Order as seen and agreed to by Nair. Nair did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**Dalpiaz moved** to accept the proposed Consent Order offer wherein Nair admits to a violation **18 VAC 135-20-260.6** of the Real Estate Board's regulations (Count 1), violation **18 VAC 135-20-260.7** (Count 2), for which the Board waived imposition of the \$750.00 monetary penalty, \$350 in Board costs, for a total monetary penalty of \$350.00. In addition, Nair agreed to revocation of his license. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **2025-02161 - Wendi Guo**, the Board reviewed the Consent Order as seen and agreed to by Guo. Guo did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**Dalpiaz moved** to accept the proposed Consent Order offer wherein Guo admits to two violations of **§ 54.1-2137.B** of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$350.00 for each violation, violation **§ 54.1-2137.B** of the *Code of Virginia* (Count 2) for \$350.00, violation **18 VAC 135-20-270.3** (Count 3) for \$1,000.00, as well as \$350.00 in Board costs, for a total monetary penalty of \$2,400.00. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

Hale was recused for the following case file:  
**File Number 2025-02591- Alina Asad**

In the matter of **2025-02161 – Alina Asad**, the Board reviewed the Consent Order as seen and agreed to by Asad. Asad did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**Mollineaux moved** to accept the proposed Consent Order offer wherein Asad admits to a violation of **§ 54.1-2138.2** of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$450.00, violation **18 VAC 135-20-155** (Count 2) for \$800, as well as \$350.00 in Board costs, for a total monetary penalty of \$1,600.00. **Dalpiaz seconded** the motion which was unanimously approved by members: Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

In the matter of **2025-02652 - Kristel McIntosh Harris, t/a Kristel**, the Board reviewed the Consent Order as seen and agreed to by Harris. Harris did not appear at the Board

**Recusal of Board Member**

**2025-02048 - Vihang Vasant Nair, d/b/a Victor Nair**

**2025-02161 - Wendi Guo**

**Recusal of Board Member**

**2025-02161 – Alina Asad**

**2025-02652 - Kristel McIntosh Harris, t/a**

meeting in person, by counsel, or by any other qualified representative.

**Kristel Harris**

**Mollineaux moved** to accept the proposed Consent Order offer wherein Harris admits to a violation of § 54.1-2132.A.4 of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$550.00, as well as \$350.00 in Board costs, for a total monetary penalty of \$900.00. **Dalpia** **seconded** the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers

In the matter of **2025-02657 Rajesh Kumar Cheruku, t/a Raj Cheruku**, the Board reviewed the Consent Order as seen and agreed to by Cheruku. Cheruku did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**2025-02657 Rajesh  
Kumar Cheruku, t/a Raj  
Cheruku**

**Dalpia** **moved** to accept the proposed Consent Order offer wherein Cheruku admits to two violations of § 54.1-2137.B of the *Code of Virginia* of the Real Estate Board's regulations (Count 1) and agrees to a monetary penalty of \$350.00 for each violation, as well as \$350.00 in Board costs, for a total monetary penalty of \$1,050.00. **Mollineaux seconded** the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers

**Hale motioned** for a closed session to discuss a litigation update, **Dalpia seconded** the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

**CLOSED SESSION**

Coleman provided the Board with the Executive Director's update, including the number of licenses, which remained stable. Additionally, a project was underway to address the processing time for applicants from 11 steps for licensing to a goal of 7 steps.

**NEW BUSINESS**

**Executive Director's  
Update**

Sayegh presented to the Board legislative updates from the 2026 General Assembly session on the following bills: HB 796, SB 680, HB 1305, HB 1518, SB 577, SB 613, SB 803, SB 401, HB 1178, HB 174, SB 325, HB 170.

Haughwout provided the Board with regulatory updates, requesting the Board to make a motion for Withdrawal of the Training Program Amendment Action. **Hale moved** to remove training amendment. **Dalpia seconded** the motion which was unanimously approved by members: Dalpia, Fonseca, Funkhouser, Hale, Mollineaux, and Travers.

**Withdrawal of Training  
Program Amendment  
Action**

**OTHER BUSINESS**

Emmerson presented the Board exam statistics from Jan 1, 2026 to Feb 28, 2026.

**Exam Statistics**

Coleman provided the Board with current finances as of January 31, 2026. The Board reviewed the Board recovery fund as presented.

**Board Recovery Fund**

Coleman notified the Board of updates to the Board and Committee meeting dates for 2026.

**2026 Board Meeting Dates**

Funkhouser reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

**COMPLETION OF PAPERWORK**

There being no further business, the Board adjourned at 11:55 A.M.

**ADJOURN**

\_\_\_\_\_  
Joseph 'Kemper' Funkhouser, III, Chair

\_\_\_\_\_  
Laura McClintock, Secretary

## 1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 54.1-205 of the Code of Virginia, relating to Department of Professional and*  
 3 *Occupational Regulation; universal license recognition.*

4 [H 1117]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 54.1-205 of the Code of Virginia is amended and reenacted as follows:**8 **§ 54.1-205. Universal license recognition.**

9 A. For purposes of this section,:

10 "Another state" or "other state" means any state, territory, possession, or jurisdiction of the United States.

11 "Neighboring state" means the District of Columbia, Maryland, North Carolina, Kentucky, Tennessee, or  
12 West Virginia.13 B. Except as provided in subsection D, the regulatory boards within the Department of Professional and  
14 Occupational Regulation shall, upon application by an individual, recognize licenses or certificates issued by  
15 another state as fulfillment of qualifications for licensure or government certification in the Commonwealth if  
16 the following conditions are met:17 1. The individual holds a current and valid professional or occupational license or government  
18 certification in another state in a profession or occupation with a similar scope of practice, as determined by  
19 the board in the Commonwealth;20 2. The individual has held the professional or occupational license or government certification in the other  
21 state for at least ~~three years~~ *one year*;22 3. The board in the other state or state of original licensure required the individual to pass an examination  
23 and to meet certain standards related to education, training, or experience;24 4. There are no pending investigations or unresolved complaints against the individual, and the board in  
25 the other state holds the individual in good standing;26 5. The individual does not have a disqualifying criminal record as determined by the board in the  
27 Commonwealth in accordance with § 54.1-204;28 6. No board in another state has imposed discipline on the licensee, except for discipline involving only a  
29 financial penalty and no harm to the health or economic well-being of the public; and

30 7. The individual pays all applicable fees.

31 C. Except as provided in subsection D, the regulatory boards within the Department of Professional and  
32 Occupational Regulation shall, upon application by an individual, recognize work experience in another state  
33 as fulfillment of qualifications for licensure or government certification in the Commonwealth if the  
34 following conditions are met:35 1. The individual worked in another state that does not use a professional or occupational license or  
36 government certification to regulate a profession or occupation, but the Commonwealth uses a professional or  
37 occupational license or government certification to regulate a profession or occupation with a similar scope of  
38 practice, as determined by the board;

39 2. The individual has worked in the profession or occupation for at least three years;

40 3. The individual passes any examination required by the board of applicants for licensure or certification;  
41 and

42 4. The individual satisfies the conditions outlined in subdivisions B 5, 6, and 7.

43 D. The Real Estate Appraiser Board, the Real Estate Board, the Board for Waste Management Facility  
44 Operators, and the Board for Waterworks and Wastewater Works Operators and Onsite Sewage System  
45 Professionals shall, upon application by an individual, and without examination, immediately recognize the  
46 licenses or certificates issued by a neighboring state as fulfillment of qualifications for licensure in the  
47 Commonwealth if the following conditions are met:48 1. The individual holds a current and valid professional or occupational license or government  
49 certification in a neighboring state in a profession or occupation with a similar scope of practice, as  
50 determined by the board in the Commonwealth;51 2. There are no pending investigations or unresolved complaints against the individual, and the other state  
52 holds the individual in good standing;53 3. The individual does not have a disqualifying criminal record as determined by the board in accordance  
54 with § 54.1-204; and55 4. No other state has imposed discipline on the licensee, except for discipline involving only a financial  
56 penalty and no harm to the health or economic well-being of the public.

ENROLLED

HB117ER

57 E. The regulatory boards within the Department of Professional and Occupational Regulation may require  
58 an individual seeking a professional or occupational licensure or government certification pursuant to this  
59 section to pass a jurisprudential examination specific to relevant state laws and administrative rules that  
60 regulate such profession or occupation if such an examination is required of other applicants for the same  
61 license or certification.

62 F. This section shall not apply to any professional services, as defined in § 2.2-4301.

1 **Project 8659 - Exempt Final**

2 **Real Estate Board**

3 **HB 1117 Amendment (Universal License Recognition)**

4 **18VAC135-20-65. Universal license recognition.**

5 A. Licensed in a neighboring state. The board will issue a salesperson or broker license under  
6 universal license recognition to an individual who meets the following qualifications:

7 1. The individual holds a current and valid license with a similar scope of practice in a  
8 neighboring state;

9 2. The individual's other license is in good standing with no reported pending complaints;

10 3. The individual has met the requirements set in subdivision 4 of 18VAC135-20-30;

11 4. The individual has not been subject to professional discipline involving harm to the  
12 public or license probation, suspension, or revocation;

13 5. The individual pays the reciprocity application fee as listed in 18VAC135-20-15; and

14 6. The individual successfully passes the Virginia Real Estate Exam.

15 B. Licensed in another state. The board will issue a salesperson or broker license under  
16 universal license recognition to an individual who meets the following qualifications:

17 1. The individual holds a current and valid license with a similar scope of practice in  
18 another state, territory, possession, or jurisdiction of the United States for at least ~~three~~  
19 years one year;

20 2. The individual was licensed in the other state after having passed a state required exam  
21 and met education, training, or experience requirements to obtain the license;

22 3. The individual's other license is in good standing with no reported pending complaints;

- 23 4. The individual has met the requirements set in subdivision 4 of 18VAC135-20-30;
- 24 5. The individual has not been subject to professional discipline involving harm to the  
25 public or license probation, suspension, or revocation;
- 26 6. The individual pays the reciprocity application fee as listed in 18VAC135-20-15; and
- 27 7. The individual successfully passes the Virginia Real Estate Exam.

28 C. Experience in a state that does not require licensure. The board will hold an individual to  
29 have met all experience, training, and education requirements if the applicant has three years of  
30 experience in a state that does not require licensure.

- 31 1. To be exam eligible under universal license recognition, an individual must have:
  - 32 a. Demonstrated at least three years of experience as a salesperson or broker in  
33 another state that does not issue an occupational or professional license for that  
34 respective profession;
  - 35 b. Met the requirements set in subdivision 4 of 18VAC135-20-30;
  - 36 c. Not been subject to professional discipline involving harm to the public or license  
37 probation, suspension, or revocation; and
  - 38 d. Paid the applicable application fee as listed in 18VAC135-20-15.
- 39 2. Under this subsection, individuals are required to pass all exams required of initial  
40 applicants for the license under 18VAC135-20-35.

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HOUSE BILL NO. 1518  
AMENDMENT IN THE NATURE OF A SUBSTITUTE  
(Proposed by the House Committee on General Laws  
on \_\_\_\_\_)  
(Patron Prior to Substitute—Delegate Convirs-Fowler)

*A BILL to direct the Department of Professional and Occupational Regulation to conduct a comprehensive review of statutory language regarding required disclosures for a buyer to beware or exercise necessary due diligence; report.*

**Be it enacted by the General Assembly of Virginia:**

*1. § 1. That the Department of Professional and Occupational Regulation (the DPOR) shall conduct a comprehensive review of § 55.1-703 of the Code of Virginia. As part of such review, the DPOR shall:*

*1. Establish and convene a stakeholder advisory group to assist the DPOR in such review, to include the Real Estate Board, the Virginia Realtor's Association, the Real Property Section of the Virginia State Bar, and the Real Estate Section of the Virginia Bar Association;*

*2. Examine the existing required disclosures for a buyer to beware including the relevance of such disclosures and any recommended disclosures not currently included;*

*3. Review the current methods for a buyer to receive a residential property disclosure statement, including: (i) the format of the statement, (ii) its location on the Real Estate Board website, (iii) the use of a one-page form with a website link, and (iv) any required signatures on the form;*

*4. Evaluate and review the language used in § 55.1-703 and on the residential property disclosure statement for inefficiencies in drafting and ease of use and understanding by the consumer; and*

*5. Develop recommendations based on the review and stakeholder input for any statutory or regulatory changes to improve efficiency, transparency, and the consumer experience while maintaining legal protections for all parties.*

*§ 2. That the Department of Professional and Occupational Regulation shall submit a written report of its findings and recommendations to the Chairs of the House Committee on General Laws and the Senate Committee on General Laws and Technology no later than October 1, 2026.*