



Department of Real Estate Office Locations

Sacramento — Principal Office

2201 Broadway
Sacramento, CA 95818-2500
(916) 227 - 0864

Fresno

2550 Mariposa Mall, Suite 3070
Fresno, CA 93721-2273
(559) 445 - 5009

Los Angeles

320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105
(213) 620 - 2072

Oakland

1515 Clay Street, Suite 702
Oakland, CA 94612-1462
(510) 622 - 2552

San Diego

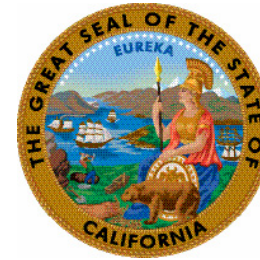
1350 Front Street, Suite 3064
San Diego, CA 92101-3687
(619) 525 - 4192



State of California Department of Real Estate



Providing Service,
Protecting You



History

The Department of Real Estate has been serving Californians since 1917.

Operation

The Department of Real Estate is a special fund agency that derives its revenues from examination, license and subdivision fees.

The Commissioner

The Real Estate Commissioner is the chief executive officer of the Department of Real Estate.

The Commissioner's Role

It is the Commissioner's responsibility to oversee and enforce the Real Estate Law and the Subdivided Lands Law. The Commissioner is also empowered to issue regulations, known as the Regulations of the Real Estate Commissioner, which have the full force and effect of law.

Department Mission

The purchase of real estate is the largest single investment most Californians make during their lifetimes. The Department of Real Estate protects and serves the interests of the public in real estate transactions and provides licensing, regulatory and subdivision services to the real estate industries.

Purpose

To be an effective consumer advocate by monitoring and regulating industry practices while promoting public awareness.

To be an effective customer-focused department providing timely and efficient services to licensees, subdividers and consumers.



California Department of Real Estate Overview

The core functions of the Department of Real Estate are to administer license examinations, issue real estate licenses, regulate real estate licensees, and qualify subdivision offerings.

Licensing

To engage in the real estate business and act in the capacity of, advertise as, or assume to act as a real estate broker or salesperson within California, a real estate license must first be issued by the Department of Real Estate.

Enforcement Program

The Enforcement Division is the investigative prosecutorial arm of the Department of Real Estate. The Real Estate Law provides that the Commissioner may investigate, within the jurisdiction of the Department, the actions of any person acting in the capacity of a real estate licensee within California.

The Audit Division protects the consumer through financial compliance audits of real estate licensees and subdivision developments. The primary focus of an audit is the handling of trust funds by licensees and subdividers.

The Legal Division administratively prosecutes violations of the Real Estate Law and the Subdivided Lands Law, files disciplinary actions, issues Desist and Refrain Orders, represents the Department in Administrative Procedure Act hearings, prepares and processes regulations, and provides legal guidance and advice to Department.

Disciplinary actions are instituted by filing either a Statement of Issues to challenge an applicant's qualifications for licensure or an Accusation to seek the suspension, revocation, or restriction of an existing license.

Recovery Fund Reimbursement

The Department of Real Estate's Recovery Account is used to reimburse "aggrieved" members of the public who have obtained a civil judgment, arbitration award or crimi-

nal restitution order, based on intentional fraud, deceit, misrepresentation or conversion of trust funds in connection with a transaction in which the licensee (judgment debtor or criminal defendant) was performing acts for which a real estate license was required, and have been unable to fully collect on their judgment or order.

Subdivisions

Subdivision laws enforced by the Department of Real Estate help ensure that subdividers deliver to buyers what was agreed to at the time of sale. Before real property which has been subdivided can be marketed in California, the subdivider must obtain a public report from the DRE. The public report discloses to prospective buyers pertinent information about a particular subdivision.

Education and Research

California, the first state to enact a real estate license law, also pioneered a system whereby, as early as 1949, a certain percentage of all license fees was placed into a special fund to be used for the advancement of real estate education and research. Some ways in which these funds have been used are:

- Development of graduate and undergraduate university and community college courses with an emphasis on various aspects of real estate;
- Establishment of professorships in Real Estate and Land Economics at the Berkeley and Los Angeles campuses of the University of California;
- Scholarship awards for worthy and

disadvantaged students enrolled in a real estate career-oriented course of study in California state universities and community colleges.

Mortgage Loan Activities

The Department of Real Estate monitors certain activities of real estate licensees conducting business as mortgage brokers. Certain mortgage loan brokers whose business activity meets specified criteria submit reports to assist DRE in surveying broker compliance with the law.

Publications

The Department offers many publications to the public, including: brochures on topics of current interest to consumers and licensees; the Reference Book, which provides general information on many aspects of real estate practice; and the Real Estate Law book, which contains the current Real Estate Law, the Commissioner's Regulations, and pertinent excerpts from other California codes.

The Real Estate Bulletin, published quarterly, is available online at www.dre.ca.gov. This highly informative newsletter keeps readers current on recent changes in the Real Estate Law, DRE policies, as well as timely industry concerns.

The Department's Web Site

For more important information visit the Department of Real Estate's web site at: www.dre.ca.gov.