

**FILED**

**DEC - 1 2022**

**DEPT. OF REAL ESTATE**

By *al Selou*

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 In the Matter of the Application of )  
12 STEPHEN VINCENT PISTILLI, ) H-05334 SD  
13 Respondent. )  
14 ) STIPULATION AND WAIVER

15 I, Stephen Vincent Pistilli, (“Respondent”), do hereby affirm that I have applied to the  
16 Department of Real Estate (“Department”) for a real estate salesperson license, and that to the best  
17 of my knowledge I have satisfied all of the statutory requirements for the issuance of the license,  
18 including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the  
20 Real Estate Commissioner (“Commissioner”) has found grounds that justify the denial of the  
21 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to  
22 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Section  
23 10177(b) of the Business and Professions Code (“Code”) for the following convictions: 1) on May  
24 30, 2006, violation of Vehicle Code section 10851(a) (taking a vehicle without the consent of the  
25 owner), a felony; and 2) on February 3, 2011, violation of Penal Code section 664 / 261.5  
26 (attempting to have sex with a minor), a felony.

27 I hereby request that the Commissioner in his discretion issue a restricted real estate

1 salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code. I  
2 understand that any such restricted license will be issued subject to the provisions and limitations of  
3 Sections 10156.6 and 10156.7 of the Code.

4 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation  
5 and Waiver is accepted and signed by the Commissioner, the Commissioner will not file a  
6 Statement of Issues based on the grounds herein, and I am waiving my right to a hearing and the  
7 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an  
8 unrestricted real estate salesperson license.

9 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and  
10 restrictions imposed on my restricted license, identified below, may be removed only by filing a  
11 Petition for Removal of Restrictions (“Petition”) with the Commissioner, and that my Petition must  
12 follow the procedures set forth in Government Code Section 11522.

13 I further understand that the restricted license issued to me shall be subject to all of the  
14 provisions of Section 10156.7 of the Code and to the following limitations, conditions and  
15 restrictions imposed under authority of Section 10156.6 of the Code:

- 16 1. The restricted license shall not confer any property right in the privileges to be exercised  
17 including the right of renewal, and the Commissioner may by appropriate order suspend  
18 the right to exercise any privileges granted under the restricted license in the event of:
  - 19 a. Respondent’s conviction (including a plea of nolo contendere) of a crime that  
20 bears a substantial relationship to Respondent’s fitness or capacity as a real estate  
21 licensee; or
  - 22 b. The receipt of evidence that Respondent has violated provisions of the California  
23 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or  
24 conditions attaching to the restricted license.
- 25 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real  
26 estate license nor the removal of any of the conditions, limitations, or restrictions  
27 attaching to the restricted license until two (2) years have elapsed from the date of

1 issuance of the restricted license to Respondent. Respondent shall not be eligible to  
2 apply for any unrestricted licenses until all restrictions attaching to the license have  
3 been removed.

- 4 3. Respondent shall notify the Commissioner in writing within seventy-two (72) hours of  
5 any arrest by sending a certified letter to the Commissioner at the Department of Real  
6 Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth  
7 the date of Respondent's arrest, the crime for which Respondent was arrested, and the  
8 name and address of the arresting law enforcement agency. Respondent's failure to  
9 timely file written notice shall constitute an independent violation of the terms of the  
10 restricted license and shall be grounds for the suspension or revocation of that license.
- 11 4. With the application for license or with the application for transfer to a new employing  
12 broker, Respondent shall submit a statement signed by the prospective employing  
13 broker on a form approved by the Department wherein the employing broker shall  
14 certify as follows:
- 15 a. That the broker has read the Stipulation and Waiver which is the basis for the  
16 issuance of the restricted license; and
  - 17 b. That the broker will carefully review all transaction documents prepared by the  
18 restricted licensee and otherwise exercise close supervision over the licensee's  
19 performance of acts for which a license is required.

21 11/02/2022  
22 Dated

21 Andrea Bentler  
22 Andrea Bentler, Counsel  
23 Department of Real Estate

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2 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that  
3 the hearing for the purpose of requiring further proof as to the honesty and truthfulness of  
4 Respondent need not be called and that it will not be inimical to the public interest to issue a  
5 restricted real estate salesperson license to Respondent.

6 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be  
7 issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for  
8 licensure. The restricted salesperson license shall be limited, conditioned, and restricted as  
9 specified in the foregoing Stipulation and Waiver.

10 This Order is effective immediately.

11 IT IS SO ORDERED 11.15.22.

12 DOUGLAS R. McCAULEY  
13 REAL ESTATE COMMISSIONER

14 Douglas R. McCauley  
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