

FILED

MAY 29 2025

DEPT. OF REAL ESTATE

By: [REDACTED]

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against,) DRE No. H-05862 SD
)
BRADLEY S. SCHMETT,)
) ACCUSATION
) Respondent.)
)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against BRADLEY S. SCHMETT ("Respondent") alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker with Department of Real Estate ("Department") License ID 01275226. Respondent maintains the fictitious business name "Brad Schmett Real Estate Group" with the Department.

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ACCUSATION

(CRIMINAL CONVICTIONS)

3.

On or about August 29, 2022, in the Superior Court of California, County of Riverside, Case No. INM2202873, Respondent was convicted on a plea of guilty for violating Vehicle Code sections 23152(b) (driving with a blood alcohol content of 0.08 percent or more) and 20002(a) (hit and run), misdemeanors. The court placed Respondent on summary probation for thirty-six (36) months and ordered Respondent to perform forty (40) hours of community service, complete a first offender impaired driver program, and pay fines and assessments.

4.

On or about January 10, 2025, in the Superior Court of California, County of Riverside, Case No. INM2404607, Respondent was convicted on a plea of guilty for violating Vehicle Code section 23152(b) (driving with a blood alcohol content of 0.08 percent or more), a misdemeanor. The court placed Respondent on summary probation for sixty (60) months and ordered Respondent to serve twenty-one (21) days in county jail, pay fines and fees, serve seventeen (17) days in a work release program, install an ignition interlock device in Respondent's vehicle, complete an impaired driver program, and complete a sixty (60) day alcohol monitoring program through the SCRAM program.

5.

The convictions, as described in Paragraphs 3 and 4 above, bear a substantial relationship under Section 2910, Title 10, Chapter 6, of the California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

6.

The crimes for which Respondent was convicted, as described in Paragraphs 3 and 4 above, constitute cause under Code sections 490 and 10177(b) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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(FAILURE TO REPORT CONVICTIONS)

7.

Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, "the conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or misdemeanor" to the Department within thirty (30) days of the date of conviction. Respondent failed to timely report in writing to the Department the convictions described in Paragraphs 3 and 4 above.

8.

Respondent's failure to timely report the convictions described in Paragraphs 3 and 4 above constitutes cause under Section 10186.2 of the Code for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

(COSTS OF INVESTIGATION AND ENFORCEMENT)

9.

California Business and Professions Code section 10106, provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of BRADLEY S. SCHMETT under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 29th day of May, 2025.


Veronica Kilpatrick
Supervising Special Investigator

ACCUSATION

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cc: BRADLEY S. SCHMETT
Veronica Kilpatrick
Sacto.

ACCUSATION