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FILED
FEB 13 2026
DEPT. OF REAL ESTATE
By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of RICHARD XAVIER GAVIRIA JR, Respondent.	No. H-05913 SD ACCUSATION

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against RICHARD XAVIER GAVIRIA JR ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against RICHARD XAVIER GAVIRIA JR.

2.

Respondent presently 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 salesperson.

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FIRST CAUSE OF ACTION

(CRIMINAL CONVICTION)

3.

On or about March 4, 2025, Respondent pled guilty and was convicted in the Superior Court of California, County of Riverside, Case No. SWM2401944, for violation of California Vehicle Code section 23153(b) (Causing Bodily Injury while Driving under the Influence) with enhancement under Vehicle Code section 23578, a misdemeanor. Respondent was placed on 36 months of summary probation, and ordered to serve four days in the custody of the Riverside County Sheriff and pay restitution, fines and fees. Additionally, Respondent was ordered to complete first offender impaired driver program for 3 months.

4.

The conviction described in Paragraph 3 bears a substantial relationship under section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

5.

The crime of which Respondent was convicted, as described in Paragraph 3 above, constitutes cause under sections 490 and 10177(b)(1) of the Code for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent under the Real Estate Law.

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SECOND CAUSE OF ACTION

(FAILURE TO REPORT CONVICTION)

6.

Pursuant to Code section 10186.2, 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 of Real Estate ("Department") within 30 days of the conviction. Respondent failed to report in writing to the Department the conviction described in Paragraph 3 above, within thirty (30) days of the conviction date (April 4, 2025). Respondent's failure to timely report the conviction constitutes cause under section 10186.2 of the Code for the suspension or revocation of the licenses, license endorsements, and license rights of Respondent under the Real Estate Law.

7.

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.

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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, license endorsements, and license rights of Respondent RICHARD XAVIER GAVIRIA JR under the Real Estate Law, for the cost 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 12 day of February, 2026

[redacted]

Veronica Kilpatrick
Supervising Special Investigator

cc: RICHARD XAVIER GAVIRIA JR
Real Brokerage Technologies
Veronica Kilpatrick
Sacto.