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FILED
SEP 25 2024
DEPT. OF REAL ESTATE
By- [REDACTED]

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-7382 SAC
13)
14 ANTHONY GIGLIO,) ACCUSATION
15)
16 Respondent.)
17)
18)
19)

20 The Complainant, Heather Nishimura, a Supervising Special Investigator of the State of
21 California, for cause of Accusation against ANTHONY GIGLIO ("Respondent"), alleges as
22 follows:

23 1.

24 The Complainant, Heather Nishimura, a Supervising Special Investigator of the State of
25 California, makes this Accusation in her official capacity.

26 2.

27 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 broker (License ID
No. 02168258). Respondent's real estate broker license will expire on December 6, 2026,
unless renewed.

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(DISCIPLINARY ACTION)

3.

a. On or about October 23, 2023, before the Real Estate Commission for the State of Colorado, In The Matter Of The Disciplinary Action Against The Real Estate Broker's License of Anthony J. Giglio, License #ER.100094443, Case Number 2022-2128, pursuant to a Stipulation and Final Agency Order, the broker license of Respondent was disciplined. Said license discipline included the following:

- (1) Suspension of Respondent's broker license for three (3) consecutive months upon the execution of the Stipulation and Final Agency Order;
- (2) Probation of Respondent's broker license for two (2) years upon the effective date of the Stipulation and Final Agency Order;
- (3) Eight (8) practice audits to be conducted quarterly over the two years of probation; and
- (4) Payment of fines totaling \$17,250.00.

b. Respondent was subject to disciplinary action for violating real estate licensing law and/or Commission rules, which included the following:

- (1) Colorado Revised Statutes (C.R.S.) section 12-10-217(1)(k) (failure to maintain possession, for a period of four years, documents prescribed by the rules and regulation of the Commission or to produce such documents upon reasonable request of the Commission);
- (2) C.R.S. section 12-10-217(1)(m) (disregarding or violating any provision of the Real Estate Broker License Law or Commission rule or regulation);
- (3) C.R.S. section 12-10-407(2)(b) (failure to fulfill the minimum duties of a transaction broker);
- (4) Commission Rule 6.19 (closing responsibility);
- (5) Commission Rule 6.20 (transaction file requirements);
- (6) Commission Rule 7.1 (standard forms);

- 1 (7) Commission Rule 7.2 (modification of commission-approved forms);
2 (8) Commission Rule 7.3 (modification of additional provisions); and
3 (9) Commission Rule 7.4 (prohibited provisions)

4 4.

5 The disciplinary action, as described in Paragraph 3 above, constitutes cause under
6 Code sections 10177(f) and 10177(g) for the suspension or revocation of the license and license
7 rights of Respondent under the Real Estate Law.

8 (COSTS OF INVESTIGATION AND ENFORCEMENT)

9 5.

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

15 6.

16 These proceedings are brought under the provisions of Section 10100, Division 4 of the
17 Business and Professions Code of the State of California and Sections 11500 through 11528 of
18 the California Government Code.

19 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of
20 this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
21 action against all the licenses and license rights of ANTHONY GIGLIO under the
22 Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for

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1 such other and further relief as may be proper under other applicable provisions of law.

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3 Dated in Sacramento, California, on September 24, 2024.

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6
7 Heather Nishimura
8 Supervising Special Investigator

9
10 cc: ANTHONY GIGLIO
11 Heather Nishimura
12 Sacto.