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FILED  
DEC 30 2025  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

7 BEFORE THE DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9 \* \* \*

10 In the Matter of the Accusation of )  
11 DANNY SEN CHAO, ) No. H-7480 SAC  
12 Respondent. ) ACCUSATION  
13

14 The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator  
15 of the State of California, for cause of Accusation against DANNY SEN CHAO (Respondent), is  
16 informed and alleges as follows:

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18 Complainant makes this Accusation against Respondent in her official capacity.

19 2

20 Respondent is presently licensed and/or has license rights under the Real Estate  
21 Law, Part 1 of Division 4 of the California Business and Professions Code (the Code) by the  
22 Department of Real Estate (the Department) as a real estate salesperson.

23 3

24 On or about February 13, 2025, in the Superior Court of the State of California,  
25 County of Yuba, Case No. CRF22-02618, Respondent was convicted of violating Section  
26 11358(c) (cultivation of six or more living marijuana plants) of the California Health and Safety  
27 Code, a misdemeanor crime which bears a substantial relationship under Section 2910, Title 10,

1 California Code of Regulations, to the qualifications, functions, or duties of a real estate licensee.

2 4

3 At no time did Respondent provide written notice to the Department within 30  
4 days of suffering a misdemeanor criminal conviction as set forth in paragraph 3, above, as  
5 required by Section 10186.2(a)(1)(B) and (a)(2) of the Code.

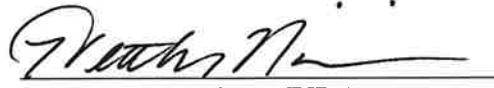
6 5

7 The facts alleged in Paragraphs 3 and 4 above constitute cause under Sections  
8 490 and 10177(b) (conviction of substantially related crime) and Sections 10177(d) (willful  
9 disregard of real estate laws) and 10186.2 (failure to notify) of the Code for suspension or  
10 revocation of all licenses and license rights of Respondent under Part 1 of Division 4 of the  
11 Code.

12 6

13 Section 10106 of the Code provides, in pertinent part, that in any order issued  
14 in resolution of a disciplinary proceeding before the Department, the commissioner may request  
15 the administrative law judge to direct a licensee found to have committed a violation of this part  
16 to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

17  
18 WHEREFORE, Complainant prays that a hearing be conducted on the allegations  
19 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary  
20 action against all licenses and license rights of Respondent under the Code, for the reasonable  
21 costs of investigation and prosecution of this case, including agency attorney's fees and for such  
22 other and further relief as may be proper under provisions of law.

23  
24   
25 HEATHER NISHIMURA  
26 Supervising Special Investigator

27 Dated at Sacramento, California

this 27<sup>th</sup> day of Dec. 2025.