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FILED

AUG 17 2026

DEPARTMENT OF REAL ESTATE
By P. dew

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of	)	No. H-7521 SAC
	)	
12 KATHRYN LYNN ALBANO,	)	<u>ACCUSATION</u>
	)	
13 Respondent.	)	

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15 The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator
16 of the State of California, for cause of Accusation against KATHRYN LYNN ALBANO
17 (“Respondent”), is informed and alleges as follows:

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

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

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25 On October 27, 2025, in the Superior Court of the State of California, County of
26 Yuba, Case No. CRF24-2024, Respondent was convicted of violating Section 273a(b) (child
27 endangerment – cruelty to child) of the California Penal Code, a misdemeanor and crime which

1 bears a substantial relationship to the qualifications, functions, or duties of a real estate licensee
2 under Section 2910, Title 10, Chapter 6, California Code of Regulations.

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4 A diligent search was made of the records of the Department relating to
5 Respondent's Real Estate License. As a result, no record was discovered having been received
6 from Respondent notifying the Department in writing within 30 days of any felony complaint,
7 indictment and/or information, and/or any conviction.

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9 The facts alleged in Paragraph 3 above constitute cause under Sections 490
10 (conviction of crime) and 10177(b) (conviction of crime) of the Code for the suspension or
11 revocation of Respondent's license(s) under real estate law.

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13 The facts alleged in Paragraph 4 above constitute violations of Section 10186.2
14 (failure to report in writing a felony complaint, indictment and/or information, and/or failure to
15 report in writing a conviction within 30 days) of the Code, and each are grounds for revocation
16 of all licenses and license rights of Respondent under Section 10177(d) of the Code.

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

22 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
23 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
24 action against all licenses and license rights of Respondent under the Code, for the reasonable

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1 costs of investigation and prosecution of this case, including agency attorney's fees and for such
2 other and further relief as may be proper under provisions of law.
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5
6 *for* 
HEATHER NISHIMURA
Supervising Special Investigator

7 Dated at Sacramento, California

8 this 13th day of August, 2026.
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12 DISCOVERY DEMAND

13 The Department of Real Estate hereby requests discovery pursuant to Section
14 11507.6 of the California Government Code. Failure to provide discovery to the Department may
15 result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as the
16 Administrative Law Judge deems appropriate.
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