FILED

OCT 20 2026

DEPARTMENT OF REAL ESTATE

By _____

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of ORSON BAILEY, Respondent.	No. H-7538 SAC ACCUSATION

The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator of the State of California, for cause of Accusation against ORSON BAILEY ("Respondent"), is informed and alleges as follows:

1

Complainant makes this Accusation against Respondent 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 (the "Code") by the Department of Real Estate (the "Department") as a real estate broker.

3

On or about December 18, 2025, in the Superior Court of the State of California, County of Placer, Case No. 62-205898, Respondent was convicted of violating Section 23153(b) (DUI above .08 w/ bodily injury) of the California Vehicle Code, a felony and crime which bears

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

4

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

5

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

6

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

MATTERS IN AGGRAVATION

7

On or about September 20, 2016, in the Superior Court of the State of California, County of Placer, Case No. 62-146212, Respondent was convicted of violating Section 23152(a) (DUI – alcohol/drugs) of the California Vehicle Code, a misdemeanor.

8

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, 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 licenses and license rights of Respondent under the Code, for the reasonable costs of investigation and prosecution of this case, including agency attorney's fees and for such other and further relief as may be proper under provisions of law.

HEATHER NISHIMURA
Supervising Special Investigator

Dated at Sacramento, California
this 14th day of October, 2026.

DISCOVERY DEMAND

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