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FILED

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DEPARTMENT OF REAL ESTATE
BY: 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H- 37831 LA
12)
13 DAVID E. SNYDER,) A C C U S A T I O N
14) Respondent.)
15)

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against DAVID E. SNYDER ("Respondent"), alleges as follows:

19 1.

20 The Complainant, Maria Suarez, a Deputy Real Estate
21 Commissioner of the State of California, makes this Accusation
22 in his official capacity.

23 2.

24 Respondent is presently licensed and/or has license
25 rights under the Real Estate Law, Part 1 of Division 4 of the
26 California Business and Professions Code ("Code"), as a real
27 estate salesperson. Respondent's license expired on September

1 17, 2011. Pursuant to Code Section 10201 Respondent retains
2 renewal rights. Pursuant to Section 10103 the Department
3 retains jurisdiction.

4 3.

5 (a) On or about November 9, 2010, in the Superior Court of
6 the State of California, County of Los Angeles, in Case No.
7 KA091078, Respondent pled *nolo contendere* and was convicted of
8 four counts of violating Penal Code Section 288A(B)(1) (oral
9 copulation with person under 18 years of age); one count of
10 violating Penal Code Section 286(b)(b) (sodomy with person under
11 18 years of age); two counts of violating Penal Code Section
12 311.11(A) (possession of pornography of person under 18 years of
13 age conducting sexual acts); and three counts of violating Penal
14 Code Section 288.3(A) (communication with person under 18 years
15 of age with intent to commit an offense specified in Penal Code
16 Section 207, 209, 261, 264.1, 273a, 286, 288, 288a, 288.2, 289,
17 311.1, 311.2, 311.4 or 311.11), all felonies.

18 (b) Respondent was sentenced to three years in state prison
19 (suspended); five years probation; 365 days in jail; and ordered
20 to pay fines and restitution and complete a sex offender
21 evaluation and treatment program. In addition, Respondent was
22 ordered to stay away from the victim and the victim's family,
23 unless approved by the court or by his therapist. Respondent
24 was also ordered to not be alone with any minor and to not
25 reside near, visit, or be within 100 yards of places minors
26 frequent or congregate, without approval of his probation
27 officer and supervised by an approved chaperone. Respondent was

1 also ordered not to reside with any minors or to use or possess:
2 children's clothes or materials depicting unclothed children;
3 toys, video games, or other similar items designed for the
4 purpose of entertainment/attraction of children; computers;
5 internet service; and telephone numbers or internet services
6 which provide access to sexually oriented services, the
7 billing/transaction records of which are to be submitted to his
8 probation officer upon request. Respondent was also required to
9 register as a convicted sex offender and to carry proof of
10 registration at all times.

11 4.

12 These convictions, by their facts and circumstances,
13 bear a substantial relationship under Section 2910, Title 10,
14 Chapter 6, California Code of Regulations to the qualifications,
15 functions or duties of a real estate licensee.

16 5.

17 The crimes of which Respondent was convicted
18 constitute cause under Sections 490 and 10177(b) of the Code for
19 the suspension or revocation of the license and license rights
20 of Respondent under the Real Estate Law.

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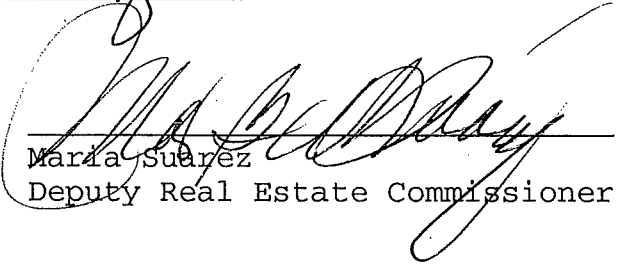
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, DAVID E. SNYDER, under the Real Estate Law (Part 1
6 of Division 4 of the Business and Professions Code) and for such
7 other and further relief as may be proper under other applicable
8 provisions of law.

9 Dated at San Diego, California
10 this 31st day of January, 2012.

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14 Maria Suarez
15 Deputy Real Estate Commissioner
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24 cc: DAVID E. SNYDER
25 Maria Suarez
26 Sacto.
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