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NOV 19 2025

DEPT. OF REAL ESTATE  
By R. Posada

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of: ) DRE No. H-37831 LA  
DAVID EARL SNYDER, )  
Respondent. )

ORDER DENYING REMOVAL OF DISCIPLINE INFORMATION FROM RESPONDENT'S  
PUBLIC INFORMATION PAGE ON THE DEPARTMENT OF REAL ESTATE'S WEBSITE

On December 2, 2012, in Case No. H-37831 LA, a Decision was rendered disciplining the real estate salesperson license of Respondent effective January 24, 2013.

On May 19, 2025, Respondent petitioned for the removal of discipline information from Respondent's Public Information Page on the Department of Real Estate's Website ("the Website").

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and integrity than an applicant for first time licensure. The proof must be sufficient to overcome the prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

I have considered Respondent's petition and the evidence submitted in support thereof.

1           The Department has developed criteria in Sections 2911 and 2912 of Title 10,  
2 California Code of Regulations (Regulations) to assist in evaluating the rehabilitation of a  
3 petitioner for the removal of discipline information from the website. Among the criteria relevant  
4 in this proceeding are:

5           Regulation 2912(c) Expungement of the conviction or convictions which culminated  
6 in the administrative proceeding to take disciplinary action.

7           Regulation 2912(d) Expungement or discontinuance of a requirement of registration  
8 pursuant to the provisions of Section 290 of the Penal Code.

9           Regulation 2912(l) Significant and conscientious involvement in community, church  
10 or privately sponsored programs designed to provide social benefits or to ameliorate social  
11 problems.

12           Respondent has presented no evidence regarding expungement of his convictions,  
13 discontinuance of his registration requirement, or significant involvement in community groups.  
14 Therefore, Respondent has failed to demonstrate to my satisfaction that Respondent is not a  
15 credible risk to the public and that Respondent has undergone sufficient rehabilitation to warrant  
16 the removal of discipline information from the Website.

17           Given the violations found and the fact that Respondent has not established that  
18 Respondent has satisfied Regulation 2912(c), 2912(d) and 2912(l), I am not satisfied that  
19 Respondent is sufficiently rehabilitated for the removal of discipline information from the website.

20           The earliest date on which the Respondent may submit a new petition for the  
21 removal of discipline from the website is one year from the effective date of this Decision. If and  
22 when petition is again made for this licensee, all competent evidence of rehabilitation presented by  
23 the Respondent will be considered by the Real Estate Commissioner.

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1 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for the removal  
2 of discipline information from the Website is denied.

3 This Order shall become effective immediately.

4 DATED: 14/13/2025

5 CHIKA SUNQUIST  
6 REAL ESTATE COMMISSIONER

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8 By: Marcus L. McCarther  
9 Chief Deputy Real Estate Commissioner