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FILED

NOV 19 2025

DEPT. OF REAL ESTATE

By R. P. S. C. C.

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

DAVID EARL SNYDER,

No. H-37831 LA

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On December 2, 2012, a Decision was rendered in Case No. H-37831 LA revoking the real estate salesperson license of Respondent effective January 24, 2013. On September 20, 2022, an Order was rendered in Case No. H-37831 LA, denying reinstatement of the real estate salesperson license of Respondent, but granting Respondent the right to the issuance of a restricted real estate salesperson license, effective November 1, 2022. A restricted real estate salesperson license was issued to Respondent on March 14, 2023, and Respondent has held a restricted licensee since that time.

On May 19, 2025, Respondent petitioned for reinstatement of said real estate salesperson license, and the Attorney General of the State of California has been given notice of the filing of said petition.

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

1 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the
2 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

3 I have considered the petition of Respondent and the evidence submitted in
4 support thereof.

5 The Department has developed criteria in Section 2911 of Title 10, California
6 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for
7 reinstatement of a license. Among the criteria relevant in this proceeding are:

8
9 ***2911. Criteria for Rehabilitation***

10 *(a) (3) Expungement of criminal convictions.*

11 Respondent has presented no evidence that his criminal convictions have been
12 expunged.

13 *(a)(4) Expungement or discontinuance of a requirement of registration pursuant
14 to the provisions of Section 290 of the Penal Code.*

15 Respondent has offered no evidence that his registration requirement has been
16 discontinued.

17 *(a)(12) Significant or conscientious involvement in community, church or
18 privately-sponsored programs designed to provide social benefits or to
19 ameliorate social problems.*

20 Respondent has offered no evidence of significant involvement in any such
21 programs.

22 Respondent has failed to demonstrate to my satisfaction that Respondent has
23 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate
24 salesperson license at this time.

25 Given the violations found and the fact that Respondent has not established that
26 Respondent has satisfied Regulations 2911(a)(3), (a)(4) and (a)(12), I am not satisfied that
27 Respondent is sufficiently rehabilitated to receive a real estate salesperson license.

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1 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for
2 reinstatement of Respondent's real estate salesperson license is denied.

3 This Order shall become effective at 12 o'clock noon on **DEC 09 2025**

4 IT IS SO ORDERED 11/13/2025

5 CHIKA SUNQUIST
6 REAL ESTATE COMMISSIONER

7 

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