

1 Department of Real Estate
2 Los Angeles, California 90013-1105
3 Telephone: (213) 576-6982

FILED

JUN 19 2024

DEPT. OF REAL ESTATE

By _____

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6
7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA
9

DRE No. H-38914 LA

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11 In the Matter of the Accusation against:

12
13 HOWARD WILLIAM WATSON,

14
15 Respondent.
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17
18 ORDER SUSPENDING RESTRICTED REAL ESTATE LICENSE

19 (Section 10186.1 of the California Business and Professions Code)

20 TO: Howard William Watson
21 40335 Winchester Rd., Ste. E224
22 Temecula, CA 92590

23 On or about June 11, 2021, a restricted real estate salesperson license was issued by the
24 Department of Real Estate¹ ("Department") to Respondent on the terms, conditions and
25 restrictions set forth in the Real Estate Commissioner's Order Denying Reinstatement of License
26 but Granting Right to a Restricted License ("Order") of June 13, 2019, in Case No. H-38914 LA.
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28 ¹ Between July 1, 2013, and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate under the Department of Consumer Affairs.

1 The June 13, 2019, Order, which became effective on July 7, 2019, granted Respondent
2 the right to the issuance of a restricted real estate salesperson license subject to the provisions of
3 California Business and Professions Code ("Code") section 10156.7 and to enumerated additional
4 terms, conditions and restrictions imposed under authority of Code section 10156.6.

5 Among those terms, conditions and restrictions, the Real Estate Commissioner may by
6 appropriate order suspend the right to exercise any privileges granted under the restricted license
7 in the event of: 1) Respondent's conviction or plea of nolo contendere to a crime which bears a
8 substantial relationship to Respondent's fitness or capacity as a real estate licensee; or 2)
9 Respondent's violation of provisions of the California Real Estate Law, the Subdivided Lands
10 Law, Regulations of the Real Estate Commissioner, or conditions attached to the restricted
11 license.

12 On or about May 26, 2021, Respondent submitted an application for a restricted real
13 estate salesperson license.

14 On or about June 11, 2021, the Department issued a restricted real estate salesperson
15 license to Respondent, License ID 01446170.

16 On August 18, 2021, a felony complaint was filed against Respondent before the Superior
17 Court of California, County of Riverside, in Case No. INF2101352. Respondent was charged
18 with violating California Penal Code section 422 (criminal threat to commit a crime resulting in
19 great bodily injury or death), a felony.

20 On or about November 15, 2022, in the Superior Court of California, Riverside County, in
21 Case No. INF2101352, Respondent was convicted of violating California Penal Code section 422
22 (criminal threat to commit a crime resulting in great bodily injury or death), a felony.

23 Respondent's November 15, 2022, felony conviction and the underlying circumstances
24 surrounding said conviction, bear a substantial relationship to the qualifications, functions, or
25 duties of a real estate licensee under Regulation 2910.

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1 On May 20, 2024, in Case No. H-42876 LA, an Accusation by a Supervising Special
2 Investigator for the Department was filed charging Respondent with violations of Code section
3 10177, subdivisions (b) and (k), based on Respondent's November 15, 2022, felony conviction.
4 The Accusation also alleges that Respondent violated Code section 10186.2 and Code section
5 10177, subdivisions (k), (d), and/or (g), by failing to timely notify the Department of the bringing
6 of a felony criminal complaint information, or indictment charging a felony against Respondent,
7 and Respondent's November 15, 2022, felony conviction.

8 The Commissioner has determined that Respondent is in violation of Code section 10177,
9 subdivisions (k) and (b), based upon Respondent's felony conviction on November 15, 2022, and
10 Respondent's restricted real estate salesperson license shall be suspended automatically.

11 NOW, THEREFORE, IT IS ORDERED under authority of Code section 10156.7 that the
12 restricted real estate salesperson license heretofore issued to Respondent and the exercise of any
13 privileges there under is hereby suspended pending a final determination made after the hearing on
14 the aforesaid Accusation, or pending a subsequent agreement with the Department, or pending
15 final determination made after a hearing (see "Hearing Rights" set forth below).

16 IT IS FURTHER ORDERED that all license certificates and identification cards issued by
17 the Department which are in the possession of Respondent be immediately surrendered by
18 personal delivery or by mailing in the enclosed, self-addressed envelope to:

19 Department of Real Estate
20 Attn: Flag Section
21 P. O. Box 137013
22 Sacramento, CA 95813-7013

23 HEARING RIGHTS: Pursuant to the provisions of Section 10156.7 of the Business and
24 Professions Code, you have the right to a hearing to contest the Commissioner's determination
25 that you are in violation of Code section 10177(k). If you desire a hearing, you must submit a
26 written request. The request may be in any form, as long as it is in writing and indicates that you
27 want a hearing. Unless a written request for a hearing, signed by or on behalf of you, is delivered
28 or mailed to the Department at 320 W. 4th Street, Suite. 350, Los Angeles, California 90013-1105,

1 within 20 days after the date that this Order was mailed to or served on you, the Department will
2 not be obligated or required to provide you with a hearing.

3 This Order shall be effective immediately.

4 IT IS SO ORDERED: 6/10/2024

5
6 CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

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

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12
13 cc: Howard William Watson
14 eXp Realty of Southern California, Inc.
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