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FILED

DEC 30 2022

DEPT. OF REAL ESTATE
By Erin King

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-42375 LA
13)
13 ROCKLAND COMMERCIAL INC and) A C C U S A T I O N
14 JEFFREY CHRISTOPHER CHANEY,)
14 individually and as designated officer of)
15 Rockland Commercial Inc,)
15)
16 Respondents.)
17)

18 The Complainant, Ruth Corral, a Supervising Special Investigator of the State of
19 California, for cause of Accusation against ROCKLAND COMMERCIAL INC and JEFFREY
20 CHRISTOPHER CHANEY, individually and as designated officer of Rockland Commercial
21 Inc, (“Respondents”), is informed and alleges as follows:

22 1.

23 The Complainant, Ruth Corral, acting in her official capacity as a Supervising
24 Special Investigator of the State of California, makes this Accusation against Respondents
25 ROCKLAND COMMERCIAL INC and JEFFREY CHRISTOPHER CHANEY.

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1 2.

2 All references to the "Code" are to the California Business and Professions Code
3 and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

4 LICENSE HISTORY

5 3.

6 Respondent ROCKLAND COMMERCIAL INC ("ROCKLAND") presently has
7 license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a corporate real
8 estate broker.

9 4.

10 Respondent JEFFREY CHRISTOPHER CHANEY ("CHANEY") presently has
11 license rights as a real estate broker.

12 5.

13 From about October 4, 2017, to the present, Respondent ROCKLAND is
14 licensed by the Department of Real Estate ("Department") as a corporate real estate broker by
15 and through Respondent CHANEY, as the designated officer and broker responsible, pursuant
16 to Code section 10159.2, for supervising the activities requiring a real estate license conducted
17 on behalf of ROCKLAND, or by ROCKLAND'S officers, agents and employees.

18 6.

19 On or about September 30, 2002, Respondent CHANEY was convicted in the
20 Superior Court of California, County of Los Angeles, Case No. 2SB06738, for violation of
21 California Penal Code section 242 (Battery), a misdemeanor.

22 7.

23 On or about March 3, 2004, Respondent made application to the Department for
24 a real estate salesperson license.

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8.

On or about January 31, 2005, the Department filed a Statement of Issues against Respondent in Case No. H-31642 LA. The Statement of Issues alleged that Respondent was convicted of the crime as described in Paragraph 6 above, that the conviction was substantial related under Regulations section 2910 to the qualifications, functions or duties of a real estate licensee, and that the conviction constituted cause for denial of Respondent's application for a real estate license under Code sections 480(a) and 10177(b).

9.

On or about June 13, 2005, the Real Estate Commissioner, in Case No. H-31642 LA, entered into a Stipulation and Waiver and denied Respondent's application for a real estate salesperson license but granted Respondent the right to the issuance of a restricted real estate salesperson license. Within the Stipulation and Waiver, Respondent admitted that the allegations of the Statement of Issues were true and correct.

10.

On or about November 16, 2017, Respondent was convicted in the Superior Court of California, County of Los Angeles, Case No. 7AR11138, for violation of California Vehicle Code section 23152(a) (Driving under the Influence), a misdemeanor. Respondent was placed on 48 months of probation, and ordered to serve 96 hours in jail and pay restitution, fines and fees.

REQUEST FOR RECORDS

11.

On or about May 17, 2021, the Department served Respondents ROCKLAND and CHANEY with a subpoena for the production of records related to the real estate activities of ROCKLAND.

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12.

On or about July 1, 2021, Respondent CHANEY sent an email to the Department Investigator, including, “my attorney suggested that I comply with your request. So that is what I am doing and will have your files to you very soon. I am gathering what you have requested.” Respondents ROCKLAND and CHANEY never provided the subpoenaed documents to the Department. CHANEY only provided his business card.

FIRST CAUSE OF ACTION

(FAILURE TO RETAIN RECORDS)

13.

The conduct, acts, and omissions of Respondent ROCKLAND, as described in Paragraphs 11 and 12 above, in failing to retain and make available for examination, copying, and inspection the records related to the real estate activities of ROCKLAND, are in violation of Code section 10148 and constitute cause under Code sections 10177(d) and/or 10177(g) for the suspension or revocation of all the licenses, license endorsements, and license rights of ROCKLAND.

SECOND CAUSE OF ACTION

USE OF UNLICENSED FICTITIOUS BUSINESS NAME

14.

Respondents ROCKLAND and CHANEY used the unlicensed fictitious business names “Rockland Commercial Mortgages”, “Rockland Commercial”, and “Rockland”, in violation of Code section 10159.5 and Regulations section 2731, which constitutes cause under Code sections 10177(d) and/or 10177(g) for the suspension or revocation of all the licenses, license endorsements, and license rights of ROCKLAND and CHANEY.

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1 THIRD CAUSE OF ACTION

2 FAILURE TO DISCLOSE REAL ESTATE IDENTIFICATION NUMBER

3 15.

4 Respondent CHANEY did not disclose his real estate identification number on
5 solicitation materials intended to be the first point of contact with consumers, including, but not
6 limited to, a business card, in violation of Code sections 10140.6 and Regulations section 2773,
7 which constitutes cause under Code sections 10177(d) and/or 10177(g) for the suspension or
8 revocation of all the licenses, license endorsements, and license rights of CHANEY.

9 FOURTH CAUSE OF ACTION

10 FAILURE TO SUPERVISE

11 16.

12 The conduct, acts, or omissions of Respondent CHANEY, as described in
13 Paragraphs 11 through 14 above, in failing to ensure compliance of the Real Estate Law by
14 Respondent ROCKLAND, are in violation of Code section 10159.2 and Regulations
15 section 2725 and constitute cause under Code sections 10177(d), 10177(g), and/or 10177(h) for
16 the suspension or revocation of all the licenses, license endorsements, and license rights of
17 CHANEY.

18 17.

19 Code section 10106 provides, in pertinent part, that in any order issued in
20 resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner
21 may request the administrative law judge to direct a licensee found to have committed a
22 violation of this part to pay a sum not to exceed the reasonable costs of the investigation and
23 enforcement of the case.

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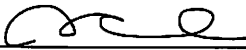
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1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses, license endorsements, and license rights of
4 Respondents ROCKLAND COMMERCIAL INC and JEFFREY CHRISTOPHER CHANEY
5 under the Real Estate Law, for the cost of investigation and enforcement as permitted by law,
6 and for such other and further relief as may be proper under other applicable provisions of law.
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8 Dated at Sacramento, California

9 this 29th day of December, 2022

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12 _____
13 Ruth Corral
14 Supervising Special Investigator

14 cc: ROCKLAND COMMERCIAL INC
15 JEFFREY CHRISTOPHER CHANEY
16 Ruth Corral
17 Sacto.
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