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**FILED**  
**February 16, 2024**  
**Department of Real Estate**  
By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-42779 LA  
13 KUU-HUA MA, ) ACCUSATION  
14 Respondent. )

15 The Complainant, Jason Parson, a Supervising Special Investigator of the State  
16 of California, for cause of Accusation against KUU-HUA MA also known as “Kuo Hua Ma”  
17 (“Respondent”) alleges as follows:

18 1.

19 The Complainant, Jason Parson, a Supervising Special Investigator of the State  
20 of California, makes this Accusation in his official capacity.

21 2.

22 All references to the “Code” are to the California Business and Professions Code  
23 and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

24 LICENSE HISTORY

25 3.

26 a. At all times herein mentioned, Respondent was and still is licensed and/or has  
27 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and

1 Professions Code, as a real estate broker (“REB”), Department of Real Estate<sup>1</sup> (“Department”)  
2 license ID 01335416.

3 b. The Department originally issued Respondent’s REB license on or about  
4 January 10, 2003.

5 c. Respondent’s REB license will expire on February 22, 2027, unless renewed.

6 CAUSE FOR DISCIPLINE

7 (CRIMINAL CONVICTION)

8 4.

9 October 12, 2022; Penal Code (“PC”) Section 245(a)(4) - Felony

10 a. On or about May 23, 2022, in the Superior Court of California, Los Angeles  
11 County, in Case No. **GA112127**, entitled The People of the State of California v. KUO HUA  
12 MA, a felony complaint was brought against Respondent for violation of PC Section 245(a)(4)  
13 (assault by means of force likely to produce great bodily injury), a felony.

14 b. On or about October 12, 2022, Respondent pled no contest to and was  
15 convicted for violation of PC Section 245(a)(4) (assault by means of force likely to produce  
16 great bodily injury), a felony.

17 c. Also on or about October 12, 2022, the Court suspended the imposition of  
18 sentence and placed Respondent on formal probation for 2 years under certain terms and  
19 conditions, including, in part, 180 days jail, 30 days of community labor, payment of  
20 restitution, and payment of fines and fees.

21 5.

22 The crime of which Respondent was convicted, in Paragraph 4, by its facts and  
23 circumstances, bears a substantial relationship under Section 2910, Title 10, Chapter 6,  
24 California Code of Regulations to the qualifications, functions or duties of a real estate licensee  
25  
26

27 <sup>1</sup> 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 and constitutes cause under **Code Sections 490 and 10177(b)** for the suspension or revocation  
2 of the license and license rights of Respondent under the Real Estate Law.

3 SECOND CAUSE FOR DISCIPLINE

4 (FAILURE TO REPORT)

5 6.

6 Respondent did not report in writing to the Department of a felony complaint  
7 being brought against him within thirty (30) days (May 23, 2022).

8 7.

9 Respondent did not report in writing to the Department of his conviction within  
10 thirty (30) days of the conviction date (October 12, 2022).

11 8.

12 Respondent's failure to report the felony complaint against him and his  
13 conviction constitutes causes for discipline under **Code Section 10186.2**<sup>2</sup> of the license and  
14 license rights of Respondent under the Real Estate Law.

15 9.

16 These proceedings are brought under the provisions of Section 10100, Division  
17 4 of the Business and Professions Code of the State of California and Sections 11500 through  
18 11528 of the California Government Code.

19 COSTS

20 10.

21 **Code Section 10106** provides, in pertinent part, that in any order issued in  
22 resolution of a disciplinary proceeding before the Department, the Commissioner may request  
23 the administrative law judge to direct a licensee found to have committed a violation of this


24 \_\_\_\_\_  
25 <sup>2</sup> Pursuant to Business and Professions Code 10186.2: (a)(1) A licensee shall report any of the following to the  
26 department: (A) The bringing of an indictment or information charging a felony against the licensee. (B) The  
27 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any felony or  
misdemeanor. (c) Any disciplinary action taken by another licensing entity or authority of this state or of another  
state or an agency of the federal government. (2)The report required by this subdivision shall be made in writing  
within 30 days of the date of the bringing of the indictment or the charging of a felony, the conviction, or the  
disciplinary action. (b) Failure to make a report required by this section shall constitute a cause for discipline.

1 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the  
2 case.

3 PRAYER

4 WHEREFORE, Complainant prays that a hearing be conducted on the  
5 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing  
6 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of  
7 Division 4 of the California Business and Professions Code) of Respondent MAN KUO-HUA  
8 MA, for the cost of investigation and enforcement as permitted by law, and for such other and  
9 further relief as may be proper under applicable provisions of law.

10  
11 Dated at Los Angeles, California, on Feb 15, 2024.

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14 \_\_\_\_\_  
Jason Parson  
Supervising Special Investigator

15 cc: KUO-HUA MA  
16 Jason Parson  
17 Sacto.

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