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FILED
SEP 10 2024
DEPT. OF REAL ESTATE
By. [REDACTED]

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation Against) No. H-42964 LA
13 DANIEL EVAN RINSCH,)
14 Respondent.) ACCUSATION
15 _____)

16 The Complainant, Ray Dagnino, a Supervising Special Investigator of the State
17 of California, for cause of Accusation against DANIEL EVAN RINSCH (“Respondent”),
18 alleges as follows:

19 1.

20 The Complainant, Ray Dagnino, a Supervising Special Investigator of the State
21 of California, makes this Accusation in his official capacity.

22 2.

23 Respondent presently has license rights under the Real Estate Law, Part 1 of
24 Division 4 of the California Business and Professions Code (“Code”), as a real estate broker.

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1 LICENSE DISCIPLINE BY ANOTHER AGENCY

2 3.

3 On or about October 11, 2023, the Bureau Chief of the Bureau of Real Estate
4 Appraisers (“BREA”), Department of Consumer Affairs, in Case Nos. L20210611-01 and
5 L20220401-02, issued a Decision Adopting the Proposed Decision with Modification revoking
6 Respondent’s Certified Real Estate Appraiser License No. AR029246. The revocation of
7 Respondent’s license was stayed and he was placed on probation for 2 years, subject to certain
8 terms and conditions, including but not limited to, obey all laws, maintain a log of all appraisals
9 and appraisal reviews, continued monitoring, payment of monitoring costs of \$450.00 every six
10 months while on probation, payment of investigation and prosecution costs totaling \$49,452.11,
11 and take and pass a BREA approved 15-hour basic education course on the Uniform Standards
12 of Professional Appraisal Practice (“USPAP”). The Decision and Order became effective
13 November 13, 2023. As more fully set forth in the BREA Decision, Respondent violated Title
14 10, California Code of Regulations Sections 3701 (USPAP violations) and 3702, subdivisions
15 (a)(1) and (a)(3), (false statements).

16 4.

17 The prior license actions against Respondent, as alleged in Paragraph 3 above,
18 constitute cause for the suspension or revocation of the license or license rights of Respondent
19 under Section 10177(f) of the Code.

20 5.

21 These proceedings are brought under the provisions of Section 10100, Division
22 4 of the Business and Professions Code of the State of California and California Government
23 Code sections 11500 through 11528.

24 INVESTIGATION AND ENFORCEMENT COSTS


25 6.

26 California Business and Professions Code section 10106, provides, in pertinent
27 part, that in any order issued in resolution of a disciplinary proceeding before the Department

1 of Real Estate, the Commissioner may request the administrative law judge to direct a licensee
2 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
3 of the investigation and enforcement of the case.

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 the licenses and license rights of DANIEL EVAN RINSCH
7 under the Real Estate Law, for the costs of investigation and enforcement as permitted by law,
8 and for such other and further relief as may be proper under other applicable provisions of law.

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10 Dated at Los Angeles, California this 5th day of September, 2024.

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14 Ray Dagnino
15 Supervising Special Investigator

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25 cc: DANIEL EVAN RINSCH
26 Ray Dagnino
27 Sacto.