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FILED

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DEPT. OF REAL ESTATE

By- 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-43102 LA
)
XUWEI CHEN,) ACCUSATION
)
Respondent.)
_____)

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California, for cause of Accusation against XUWEI CHEN ("Respondent") alleges as follows:

1.

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

2.

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

LICENSE HISTORY

3.

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

ACCUSATION

1 Professions Code, as a real estate broker (“REB”), Department of Real Estate¹ (“Department”)
2 license ID 01990750.

3 b. The Department originally issued Respondent’s REB license on or about May
4 29, 2020.

5 c. Respondent’s REB license will expire on August 20, 2028, unless renewed.

6 CAUSE FOR DISCIPLINE

7 (CRIMINAL CONVICTION)

8 4.

9 February 26, 2024: Penal Code (“PC”) Section 417(a)(1) - Misdemeanor

10 a. On or about February 22, 2023, in the Superior Court of California, Mono
11 County, in Case No. **23FEM612**, entitled The People of the State of California v. XUWEI
12 CHEN, a felony complaint was filed against Respondent for violation of PC 245(a)(1) (assault
13 with a deadly weapon), a felony.

14 b. On or about February 26, 2024, Respondent pled no contest to and was
15 convicted for an added violation of PC Section 417(a)(1) (exhibiting a deadly weapon other
16 than firearm), a misdemeanor.

17 b. Also on or about February 26, 2024, the Court suspended the imposition of
18 sentence and placed Respondent on summary probation for 12 months under certain terms and
19 conditions, including, in part, 1 day jail, anger management program, 25 hours community
20 service, 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

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 and constitute 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 filed against him within thirty (30) days of it being filed (February 22, 2023).

8 7.

9 Respondent did not report in writing to the Department of his conviction within
10 thirty (30) days of the conviction date (February 26, 2024).

11 8.

12 Respondent's failure to report his conviction and a felony complaint being
13 brought against him constitutes causes for discipline under **Code Section 10186.2²** of the
14 license and 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 ² 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 XUWEI CHEN, for
8 the cost of investigation and enforcement as permitted by law, and for such other and further
9 relief as may be proper under applicable provisions of law.

10
11 Dated at Los Angeles, California this 2nd day of June, 2025.

12
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14 R
St Investigator

15 cc: XUWEI CHEN
16 Ray Dagnino
17 Sacto.
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