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FILED

SEP 17 2025

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against

DRE No. H-43144 LA

KURT BENZ,

ACCUSATION

Respondent.

The Complainant, Ray Dagnino a Supervising Special Investigator for the Department of Real Estate¹ ("Department") of the State of California, makes this Accusation in his official capacity, for cause of Accusation against KURT BENZ ("Respondent"), is informed and alleges as follows:

1. All references to the "Code" are to the California Business and Professions Code, all references to the "Real Estate Law" are to Part 1 of Division 4 of the Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

2. Respondent is licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code).

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.

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1 Second Cause of Accusation - Failure to Disclose

2 8. There is hereby incorporated in this Second, separate and distinct Cause of
3 Accusation all of the allegations contained in Paragraphs 1 through 7, with the same force and
4 effect as if herein fully set forth.

5 9. On or about January 17, 2023, Respondent submitted a Salesperson Renewal
6 Application to the Department. In response to Question 13 of Respondent's real estate
7 salesperson license renewal application, to wit, "ARE THERE CRIMINAL CHARGES
8 PENDING AGAINST YOU AT THIS TIME, OR ARE YOU CURRENTLY AWAITING
9 JUDGEMENT AND SENTENCING FOLLOWING ENTRY OF A PLEA OR JURY
10 VERDICT?" Respondent answered "No" and failed to disclose the pending criminal charges
11 alleged above in Paragraph 4.

12 10. Respondent's failure to disclose the pending criminal charges described above in
13 Paragraph 4, on Respondent's January 17, 2023 real estate Salesperson Renewal Application
14 constitutes the procurement of a real estate license by fraud, deceit, making a material
15 misstatement, or omission of a material fact, in said application which constitutes cause for the
16 suspension or revocation of all licenses and license rights of Respondent pursuant to Code
17 sections 498 and 10177, subdivision (a).

18 Third Cause of Accusation - Failure to Report 2024 Conviction

19 11. There is hereby incorporated in this Third, separate and distinct Cause of
20 Accusation all of the allegations contained in Paragraphs 1 through 10, with the same force and
21 effect as if herein fully set forth.

22 12. Code section 10186.2, subdivision (a)(1)(B), requires that licensees report the
23 bringing of a felony criminal complaint and felony or misdemeanor convictions. Code section
24 10186.2, subdivision (a)(2), requires that licensees make a report in writing to the Department

1 within 30 days of the bringing of the indictment, the charging of a felony, or a conviction.
2 Failure to make a report constitutes cause for discipline under Code section 10186.2,
3 subdivision (b).

4 13. A diligent search was made of the Department's records for Respondent and no
5 record of timely written notice was found to have been received from Respondent notifying the
6 Department of Respondent's 2024 conviction, as described above in Paragraph 4.

7 14. Respondent's failure to provide timely written notice to the Department, pursuant
8 to Code section 10186.2, constitutes cause for the suspension or revocation of Respondent's real
9 estate license and license rights under Code section 10186.2, subdivision (b), and Code section
10 10177, subdivisions (d), and/or (g).

11 COST RECOVERY

12 15. Code Section 10106 provides, in pertinent part, that in any order issued in
13 resolution of a disciplinary proceeding before the Department, the Commissioner may request
14 the Administrative Law Judge to direct a licensee found to have committed a violation of this
15 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
16 case.

17 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this
18 Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action
19 against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
20 Division 4 of the Business and Professions Code), for the cost of investigation and enforcement
21 as permitted by law, and for such other and further relief as may be proper under other
22 provisions of law.

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Dated Sep 12, 2025 at Los Angeles, California.

[REDACTED]

RAY DAGNINO
Supervising Special Investigator

cc: Kurt Benz
Nest Seekers CA Corp
Ray Dagnino
Sacto.