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FILED

AUG 27 2026

DEPT. OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-43311 LA
	)	
CHRISTOPHER LEE MARTINEZ,	)	<u>A C C U S A T I O N</u>
	)	
Respondent.	)	
	)	

The Complainant, Ray Dagnino, a Supervising Special Investigator of the State of California for cause of Accusation against CHRISTOPHER LEE MARTINEZ aka Chris Lee Martinez ("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.

(LICENSE HISTORY)

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code as a real estate salesperson (license no. 02205079). Respondent was originally licensed with a real estate salesperson license on or about January 6, 2023, and has been licensed since then.

FIRST CAUSE OF ACTION
(PRIOR LICENSE DISCIPLINE)

Colorado Real Estate Commission, Case No. RC 2023-0035: Initial Decision Upon Default

3.

On or about October 27, 2023, the Colorado Real Estate Commission, in case no. RC 2023-0035, filed a Notice of Charges against Respondent.

4.

On or about January 10, 2024, an Initial Decision Upon Default was filed against Respondent. As more fully set forth in the Initial Decision Upon Default, the Colorado Real Estate Commission's Findings of Fact include, but are not limited to:

12. Respondent is a real estate broker licensed to practice within the State of Colorado.

13. Respondent initially received his Colorado real estate license (number II.100043724) on May 10, 2013.

...

15. Realty Colorado, LLC ("Seller") is a limited liability company and the seller of real property located at 474 South Maher Drive in Pueblo West, Colorado ("the Property").

16. At all relevant times, Seller owned the Property.

17. At all relevant times[,] Respondent owned and operated Seller.

18. As Seller's owner, Respondent:

a. Had an ownership interest in the Property; and

b. Possessed the same knowledge and information as the entity regarding the Property

...

1 Seller remedy the identified issues.

2 39. Seller resolved Buyers' concerns through an "Inspection
3 Resolution (Amendment To Contract To Buy And Sell Real Estate)" ("the
4 Inspection Resolution").

5 40. In this Inspection Resolution, Seller agreed to perform the
6 following actions prior to the Transaction's closing date:

7 a. "Seller to have licensed plumber repair/replace
8 main sewer line, and auger cast iron section. Fresh sewer scope
9 to be provided prior to closing."

10 b. "Seller to have licensed plumber fix active leak
11 under guest bathroom, bring all connections between ABS and
12 PVC plastic to code, and fix master bathroom diverter valve."

13 c. "Seller to have a qualified foundation specialist
14 inspect cracks and give report on severity of damage. If cracks
15 are found to be anything more than cosmetic[,] seller to make
16 recommended repairs and provide invoice of repairs made or
17 provide invoice of professional opinion."

18 d. "Seller to have licensed contractor properly re-
19 attached [sic] detached fascia, and replace seal/flashings around
20 chimney exit on roof and provide invoice prior to closing."

21 e. "Seller to have a qualified electrician fix each of
22 these issues (radiant heat in guest bedrooms, thermostat in
23 living room, outlets in kitchen working properly with
24 functioning disposal and dishwasher, [i]ninstall emergency shut
25 off for hot water heater, reattached electrical meter box) and
26 provide invoice of paid work prior to close."

27 f. "Seller to have licensed contractor repair:

1 windows and sliding door to ensure they are secure and safely
2 lock.”

3 g. “Seller to replace all smoke and carbon
4 detectors in accordance with code.”

5 h. “Seller to have licensed contractor properly
6 repair drywall patch in garage on wall connecting to kitchen.”

7 i. “Seller to install handrail for stair case [sic] in
8 accordance with code.”

9 41. As Seller’s real estate broker and owner, Respondent
10 had an obligation to ensure that Seller performed its contractual
11 obligations.

12 42. Despite this obligation, Respondent never ensured that
13 Seller:

14 a. Completed the requested repairs before the
15 Transaction’s closing date;

16 b. Used licensed contractors for the requested
17 repair work; and

18 c. Provided the invoices, reports, and other
19 required documentation by the Property’s closing date.

20 43. Additionally, Respondent, as Seller’s broker and owner,
21 had an obligation to promptly and accurately relay material
22 information to Buyer.

23 44. This material information included, but is not limited
24 to, the status and quality of Seller’s repair work.

25 45. Prior to the Property’s closing date, Buyer, through his
26 real estate broker, made multiple attempts to verify the repair work’s
27 status.

1 46. When asked about the repair work's status, Respondent
2 provided untimely, and inaccurate, progress reports to Buyer and his
3 real estate broker.

4 47. On at least one occasion, Respondent falsely
5 represented that Seller completed certain repairs to the Property.

6 48. Buyer believed, and relied on, Respondent's inaccurate
7 status reports.

8 49. On at least one occasion, Respondent also falsely
9 represented that licensed contractors performed the Property's repair
10 work.

11 50. Buyer believed, and relied on, this misrepresentation.

12 51. Based, in part, on Respondent's misrepresentations,
13 Buyer agreed to close on the Property.

14 52. The transaction closed on or around November 23,
15 2021.

16 53. On or around December 10, 2021, Buyer's real estate
17 broker filed a licensing complaint raising concerns with Respondent's
18 conduct during the Transaction.

19 54. These concerns included, among other things,
20 Respondent's failure to timely respond and communicate with Buyer's
21 real estate broker and Respondent's failure to perform the repairs listed
22 in the Inspection Resolution.

23 55. The Commission notified Respondent that it received a
24 licensing complaint involving his conduct during the Transaction and
25 requested that Respondent:

26 a. Submit a written response to the licensing
27 complaint;

1 b. Provide all “documents or records relevant to
2 [the] answer”; and

3 c. Participate in a recorded interview with the
4 Commission’s investigator.

5 56. Respondent failed to:

6 a. Submit a written response to the licensing
7 complaint;

8 b. Provide all “documents or records relevant to
9 [his] answer”; and

10 c. Participate in a recorded interview with the
11 Commission’s investigator.

12 57. The Commission’s investigator made multiple attempts
13 to secure Respondent’s participation in the investigation and obtain the
14 requested materials.

15 58. Despite these efforts, Respondent still failed to submit a
16 written response to the licensing complaint, provide all requested
17 documents, and participate in a recorded interview with the
18 Commission’s investigator.

19 59. After multiple attempts to secure Respondent’s
20 participation, the Commission issued a subpoena ordering Respondent
21 to provide the requested documents.

22 60. The Commission, however, was unable to serve this
23 subpoena on Respondent.

24 61. During its service attempts, the Commission learned
25 that Respondent’s address of record with the Commission was
26 inaccurate.

27 62. As a result, the Commission, on September 13, 2022,

1 placed Respondent's license on inactive status.

2 63. Respondent provided real estate services while his
3 license was inactive.

4 64. Specifically, on October 15, 2022, Respondent listed
5 residential property for sale on the Multiple Listing Service database.

6 65. Respondent's license remained inactive until October
7 17, 2022.

8 5.

9 As more fully set forth in the Initial Decision Upon Default, the Colorado Real
10 Estate Commission found Respondent violated the following laws and regulations, including,
11 but not limited to:

- 12 • Colorado Real Estate Commission Rule 6.17 (duty to disclose conflicts
13 of interest) and Colorado Revised Statute § 12-10-217(1)(m);
- 14 • Colorado Real Estate Commission Rule 5.21 (production of documents
15 and records) and Colorado Revised Statute § 12-10-217(1)(m);
- 16 • Colorado Real Estate Commission Rule 6.25 (duty to submit a written
17 response) and Colorado Revised Statute § 12-10-217(1)(m);
- 18 • Colorado Real Estate Commission Rule 6.26 (practicing with an active
19 license) and Colorado Revised Statute § 12-10-217(1)(m);
- 20 • Colorado Revised Statute § 12-10-217(1)(1) (unworthiness or
21 incompetency); and
- 22 • Colorado Revised Statute § 12-10-217(1)(w) (dishonest dealing).

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2 6.

3 On or about February 15, 2024, a Final Agency Order, incorporating the Initial
4 Decision Upon Default, was filed against Respondent's real estate broker's license, and
5 ordered that Respondent's real estate broker license be revoked, Respondent be publicly
6 censured, and Respondent pay a civil penalty of \$17,250, which includes a fifteen (15) percent
7 statutory surcharge due and payable within thirty (30) days.

8 7.

9 The prior license discipline against Respondent as alleged above constitutes
10 cause for suspension or revocation of Respondent's real estate license under California
11 Business and Professions Code section 10177(f).

12
13 SECOND CAUSE OF ACTION

14 (FAILURE TO REPORT LICENSE DISCIPLINE)

15 8.

16 A diligent search was made of the Department of Real Estate's records and no
17 record or written notice was received from Respondent notifying the Department of Real
18 Estate within thirty (30) days of the license discipline described above in Paragraphs 3
19 through 6.

20 9.

21 Respondent's failure to report the felony complaints and convictions constitute
22 cause under California Business and Professions Code section 10186.2 for the suspension or
23 revocation of the license and license rights of Respondent under the Real Estate Law.

24 10.

25 These proceedings are brought under the provisions of Section 10100, Division
26 4 of the Business and Professions Code of the State of California and Sections 11500 through
27 11528 of the California Government Code.

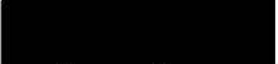
(COSTS)

11.

California Business and Professions Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

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

Dated at Los Angeles, California: August 26, 2026.


Ray Dagnino
Supervising Special Investigator

cc: CHRISTOPHER LEE MARTINEZ
Beverly and Company, Inc.
Ray Dagnino
Sacto.