

FILED June 19, 2019 (Date)
JRéc
Board / Commission
[Signature]
Signal, Executive Officer

BEFORE THE IOWA REAL ESTATE COMMISSION
200 EAST GRAND, SUITE 350
DES MOINES, IOWA 50309

IN RE:)
) CASE NUMBER: 19-106
Randon J. Hill)
550 Robins Road)
Hiawatha, IA 52233)
) CONSENT AGREEMENT
)
APPLICANT)

The Iowa Real Estate Commission (Commission) and **Randon J. Hill** (Applicant) enter into this Consent Agreement (Agreement) pursuant to Iowa Code Sections 17A.10, 272C.3(4) and 543B.19 (2019).

1. The parties acknowledge the following:

- (A) On or about May 9, 2019, the Applicant submitted an Application for Individual License (Application) electronically to the Commission for a new Iowa real estate salesperson license. On the Application, the Applicant accurately answered question 2.7 by stating that he did have a criminal conviction (or equivalent) for a serious misdemeanor, aggravated misdemeanor, or felony offense.
- (B) An applicant for a real estate salesperson's license who has been convicted of a criminal offense which is classified as a felony; an offense including or involving forgery, embezzlement, obtaining money under false pretenses, theft, arson, extortion, conspiracy to defraud, or other similar offense; any other offense involving a criminal breach of fiduciary duty; and any offense involving moral turpitude may be denied a license by the Commission on the grounds of the conviction. See Iowa Code § 543B.15(3) (2019).
- (C) In determining whether an applicant's criminal history should disqualify that applicant for licensure after the expiration of any mandatory period of debarment, the Commission shall consider: the nature of the criminal offenses; any documented aggravating or extenuating circumstances; the time elapsed since conviction; the rehabilitation, treatment, or restitution performed by the applicant; and, any other factor the Commission deems relevant. See Iowa Code §§ 543B.15(3)(b), 543B.15(6) (2019).

- (D) Having been convicted of a crime involving moral turpitude, the Applicant is now eligible to apply for an Iowa real estate salesperson license as more than one year has elapsed since the completion of all applicable periods of incarceration, payment of all fines, and fulfillment of all other types of sentences resulting from his covered criminal offenses. See Iowa Code § 543B.15(3)(a)(2) (2019).
- (E) Upon a balancing of the factors delineated in Iowa Code section 543B.15(6), particularly the time elapsed since his criminal conduct and his demonstrated long-term rehabilitation, the Commission concludes that the Applicant's criminal history does not disqualify him from obtaining an Iowa real estate salesperson license. However, because of the nature of the Applicant's misconduct that led to his criminal convictions, the Commission finds that the imposition of conditions upon any license issued to the Applicant is an appropriate precaution to safeguard the safety and wellbeing of the public.

2. PROBATION. Provided that the Applicant can demonstrate he meets all other licensing requirements, including payment of the applicable licensing fee, the Applicant shall be issued an Iowa real estate salesperson license subject to probation for the entirety of his first license term, through December 31, 2021. Should the Applicant commit any felony or misdemeanor criminal offense or commit any violation of law governing the practice of real estate in the state of Iowa during the pendency of the probationary period, the Commission shall have the right to revoke and/or deny the renewal of the Applicant's real estate salesperson license following notice of the alleged violation and opportunity for hearing before the Commission.

3. NOTIFICATION. In addition to the reporting requirements detailed in Iowa Code section 543B.29(f)(1), the Applicant shall notify the Commission of any conviction for a criminal offense within ten (10) days of the Court entering judgment. Should the Applicant fail to timely report the entry of any criminal conviction, the Commission shall have the right to revoke and/or deny the renewal of the Applicant's real estate salesperson license following notice of the alleged violation and opportunity for hearing before the Commission.

4. By entering into this Agreement, the Applicant acknowledges and voluntarily waives his right to adjudicate the merits of his pending Application for a new real estate salesperson license through the commencement of a contested case proceeding before the Commission, and all rights attendant to a contested case proceeding including the right to seek judicial review of the Commission's actions.

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5. This Agreement shall be made a part of the record of the Applicant and may be considered by the Commission in determining the nature and severity of any disciplinary action to be imposed on the Respondent for any future violations of the laws and rules governing the practice of real estate.

6. The Applicant voluntarily submits this Agreement to the Commission for its consideration. This Agreement is not binding on the Iowa Real Estate Commission until it has been formally approved. If the Commission fails to approve this Agreement, it shall be of no force or effect on either party.

7. This Agreement shall be public record. The Applicant further agrees to fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.


WHEREFORE, the terms of this Consent Agreement are agreed to and accepted by the Iowa Real Estate Commission and the Applicant.



RANDON J. HILL
Applicant

6-19-19

Date



TERRANCE M. DUGGAN, Chair
Iowa Real Estate Commission

June 19, 2019

Date