



OFFICE OF ATTORNEY GENERAL
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION
2017-317A

Charla Slabotsky, Executive Director
Oklahoma Real Estate Commission
1915 N. Stiles Ave., Ste. 200
Oklahoma City, Oklahoma 73105

April 26, 2017

Dear Executive Director Slabotsky:

This office has received your request for a written Attorney General Opinion regarding agency action that the Oklahoma Real Estate Commission intends to take in Board case C-2017-031. The proposed action is to suspend the license of a real estate sales associate. The Board has also ordered a formal hearing for the sales associate and broker manager to be held within thirty days of the effective date of the suspension. On April 3, 2017, the licensee scheduled a showing for and with his alleged buyers of a home in the Village, Oklahoma. The homeowners observed, through video surveillance footage of their home, that the licensee was alone in their master bedroom and bathroom. The licensee was observed searching through several bathroom cabinets and drawers, removing an item from beneath a bathroom cabinet, looking through the contents of the bedroom and bathroom, and engaging in other questionable actions while in the home. The homeowners immediately contacted their listing sales associate to have the licensee removed from their home and asked their neighbor to intercept any suspected theft of their belongings. No alleged buyers arrived at the house for a showing. When interviewed during the investigation, the licensee refused to provide any names or contact information for the alleged buyers.

The Oklahoma Real Estate License Code, 59 O.S.2011 & Supp.2016, §§ 858-101 – 858-829, authorizes the Commission to, “upon showing good cause, impose sanctions” on licensees. 59 O.S.2011, § 858-312. Good cause for sanctions includes “conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings” and “[d]isregarding or violating any rules . . . promulgated by the Commission.” *Id.* § 858-312(8), (9). This action seeks to enforce these requirements to ensure the highest level of professional conduct from real estate associates. The Board may reasonably believe that suspension of the license will adequately deter future violations and requiring a formal hearing will ensure compliance with the law.

It is, therefore, the official opinion of the Attorney General that the Oklahoma Real Estate Commission has adequate support for the conclusion that this action advances the State of Oklahoma's policy to protect consumers of real estate services by ensuring real estate associates meet high ethical standards.



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