

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Property Manager  
License of  
TAMMY IRENE HEADLEY

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Tammy Irene Headley (Headley) do hereby agree and stipulate to the following:

FINDINGS OF FACT, STATEMENTS OF LAW  
AND  
CONCLUSIONS OF LAW

1.

In establishing the violations set forth herein, the Agency may rely on one or more of the definitions contained in ORS 696.010.

**Findings of Fact:**

1.1 Headley was licensed as property manager working under Ahead, LLC.

1.2 On December 1, 2020, Headley’s license expired due to failing to renew during November 2020. On September 1, 2021 and November 1, 2021, the Agency sent emails to Headley stating if she failed to renew during November 2021, her license would lapse.

1.3 On November 16, 2021, Headley renewed her license. Headley answered, “Yes” on the renewal application question which asked if professional real estate activity had been conducted while her license was expired. Headley wrote in the comments her license expiration was an oversight due to a personal matter she was dealing with and she continued to provide property management services to the same client while expired and had received income from that activity.

1.4 On November 16, 2021, the Agency emailed Headley confirmation of her

1 renewal. The email stated if her license was in an expired status prior to renewal, that she  
2 would be required to be transferred by a principal broker or property manager.

3 1.5 On November 17, 2021, the Agency emailed Headley, alerting her that her  
4 license was not active, and that she would need to reregister the registered business name.

5 1.6 On November 26, 2021, the Agency emailed Headley stating her license was at  
6 risk of being inactivated and she had until December 16, 2021, to become associated with a  
7 registered business name or her license would become inactive.

8 1.7 On January 19, 2022, Agency staff spoke with Headley, who indicated she did  
9 not understand the licensing system and thought she had done everything right once she had  
10 completed the renewal and paid the fees. She said she had done her continuing education.  
11 Headley thought there was nothing more required.

12 1.8 Currently, Headley's license is inactive.

13 **Statements of Law:**

14 ORS 696.020(2) states an individual may not engage in, carry on, advertise or purport  
15 to engage in or carry on professional real estate activity, or act in the capacity of a real estate  
16 licensee, within this state unless the individual holds an active license as provided for in this  
17 chapter.

18 ORS 696.990(4)(a) and (b) states: (4) Any person that violates ORS 696.020(2) may be  
19 required by the Real Estate Commissioner to forfeit and pay to the General Fund of the State  
20 Treasury a civil penalty in an amount determined by the commissioner of:

21 (a) Not less than \$100 nor more than \$500 for the first offense of unlicensed professional real  
22 estate activity; and (b) Not less than \$500 nor more than \$1,000 for the second and  
23 subsequent offenses of unlicensed professional real estate activity.

24 ORS 696.990(9) states for the purposes of subsection (4) of this section, any violation  
25 of ORS 696.020 (2) that results from a failure of a real estate licensee to renew a license within  
26 the time allowed by law constitutes a single offense of unlicensed professional real estate  
27 activity for each 30-day period after expiration of the license during which the individual  
28 engages in professional real estate activity. A civil penalty imposed for a violation of ORS  
29 696.020 (2) that results from a failure of a real estate licensee to renew a license within the  
30 time allowed by law is not subject to the minimum dollar amounts specified in subsection (4) of  
this section.

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**Conclusion of Law:**

By conducting professional real estate activity over the course of at least 365 days after Headley’s license expired Headley violated ORS 696.020(2) and is subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

2.

According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real estate license, whether by operation of law, order of the Real Estate Commissioner or decision of a court of law, or the inactive status of the license, or voluntary surrender of the license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee; (3) Take action against a licensee, including assessment of a civil penalty against the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or revoking a license.

3.

The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

4.

**STIPULATION AND WAIVER**

I, Tammy Irene Headley, have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and complete agreement and stipulation between the Agency and me. I further understand that if I do not agree with this stipulation I have the right to request a Hearing on this matter and to be represented by legal counsel at such a Hearing. I also understand that any Hearing would be conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. By signing this Stipulated Final Order I freely and voluntarily waive my rights to a Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this matter.

1 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and  
2 understand that the Order which follows hereafter, which I have also read and understand,  
3 may be completed and signed by the Real Estate Commissioner or may be rejected by the  
4 Real Estate Commissioner. I further understand that, in accordance with the provisions of  
5 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News  
6 Journal.

7 In addition to all of the above, I agree that once the Commissioner executes this  
8 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby  
9 waive the right to challenge the validity of service.

10  
11 ORDER

12 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the  
13 violation set forth above, Headley pay a civil penalty in the sum of \$ 2,000.00, said penalty to  
14 be paid to the General Fund of the State Treasury by paying the same to the Agency. The civil  
15 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of  
16 unlicensed activity is considered one violation. In this instance, there were twelve 30-day  
17 periods of unlicensed activity.

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19 IT IS SO STIPULATED:

IT IS SO ORDERED:

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21 DocuSigned by:  
22 Tammy Irene Headley  
23 43837C2D2D5A4F6...  
TAMMY IRENE HEADLEY

DocuSigned by:  
22 Steven Strode  
23 E2C2D0097AD8471...  
STEVEN STRODE



24  
25 Date 3/7/2022 | 6:43 AM PST

Real Estate Commissioner  
25 Date 3/22/2022 | 7:54 AM PDT

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27 Date of Service: 03/22/2022