

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of

# ANTHONY GIGLIO

## STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Anthony Giglio (Giglio) do hereby agree and stipulate to the following:

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

1.1 On April 28, 2025, Giglio renewed his principal broker license with the Agency. In the renewal, Giglio reported disciplinary actions taken against his real estate licenses between October 2023 and December 2024 in Colorado, Wisconsin, North Carolina, Maine, Kansas, and California

1.2 A review of records showed that on October 23, 2023, Giglio entered into a stipulated agreement with the Colorado Division of Real Estate, after an investigation, which resulted in a \$17,250.00 fine, a three-month suspension, two-year probation, 16-hours of coursework, and eight quarterly practice audits.

1.3 In an interview with Agency Investigator Megan Donovan (Donovan), Giglio confirmed he had satisfied the requirements of the discipline, and his Colorado broker license was active.

1.4 On February 1, 2024, Giglio entered into a stipulated agreement with the Wisconsin Real Estate Examining Board, after an investigation, which resulted in a \$1,948.00 fine, a 30-day license suspension, and a one-year limited license.

1        1.5    On October 16, 2024, Giglio entered into a consent order with the North Carolina  
2 Real Estate Commission, after failing to timely report the discipline against his license from  
3 Colorado and Wisconsin. The consent order resulted in a nine-month license suspension. The  
4 consent order was addended to include an alternative discipline to suspension, with the  
5 requirement that Giglio complete additional education courses. Giglio completed all required  
6 courses as of January 2025. North Carolina issued a compliance report which confirmed Giglio  
7 had successfully completed the terms of the consent order.

8        1.6    On November 21, 2024, Giglio entered into a consent agreement with the Maine  
9 Real Estate Commission, after failing to timely report the discipline against his license from  
10 Colorado and Wisconsin. The consent agreement resulted in a \$400.00 fine. Maine issued a  
11 letter of confirmation that the terms of the agreement had been fulfilled effective December 5,  
12 2024.

13        1.7    On December 16, 2024, Giglio entered into a stipulated agreement with the State  
14 of California Department of Real Estate, which resulted in existing California real estate  
15 licenses being revoked, but may be reissued as restricted licenses, additional coursework, and  
16 a fine of \$1,139.45.

17        1.8    During his interview, Giglio explained to Donovan that he has enacted a process  
18 to ensure he timely reports any additional or future discipline received, with respect to  
19 individual state requirements.

20        **(1) Conclusion of Law:** By failing to report to the Agency multiple instances of  
21 administrative action issued against his real estate license in multiple licensing jurisdictions  
22 within 20 days of the final action, Giglio violated ORS 696.301(3) and its implementing rule  
23 OAR 863-015-0175(1)(b)(c)(3)(4) 1/1/2023, 1/1/2024 Editions.

24        1.9    Giglio explained to Donovan that he is the supervising broker for Everest and is  
25 responsible for executing property management and lease agreements. Giglio stated that  
26 Everest holds security deposits but not rents.

27        1.10   Giglio explained that he was aware he was out of compliance for failure to  
28 register a clients' trust account with the Agency, and he was in the process of doing so.

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1.11 A review of the Agency's online licensing database showed Giglio registered a clients' trust account, holding tenant security deposits on September 26, 2025. The date the account was opened with the financial institution was March 2, 2022.

**(2) Conclusion of Law:** By failing to register a clients' trust account with the Agency, as required, Giglio violated ORS 696.301(3) as it incorporates ORS 696.245(1)(2)(a)(b)(c)(d)(e) 2023 Edition. In addition, Giglio violated ORS 696.301(3) and its implementing rule OAR 863-025-0025(3) 1/1/2022, 1/1/2023, 1/1/2024, 1/1/2025 Editions.

1.12 All of the above demonstrate incompetence or untrustworthiness in performing acts for which the real estate licensee is required to hold a license and conduct that is below the standard of care for the practice of professional real estate activity in Oregon.

**(3) Conclusion of Law:** Based on the foregoing, Giglio is subject to discipline under ORS 696.301(12) and (15) 2023 Edition.

2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

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

2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

3.

## STIPULATION AND WAIVER

I, Anthony Giglio, 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

1 Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a  
2 Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this  
3 matter.

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

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

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## 14 ORDER

15 IT IS HEREBY ORDERED that Anthony Giglio's principal broker license be  
16 reprimanded.

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20 IT IS SO STIPULATED:

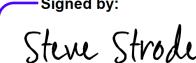
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22 DocuSigned by:   
23   
24 7802DE5060B54AB...

25 ANTHONY GIGLIO

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Date 1/22/2026 | 3:30 PM PST

IT IS SO ORDERED:

Signed by:  
  
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STEVEN STRODE

Real Estate Commissioner  
Date 1/26/2026 | 2:38 PM PST



Date of Service: 1/26/2026

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