REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional Real Estate Activity of

PAUL BONANNO

STIPULATED FINAL ORDER AND ORDER TO CEASE AND DESIST

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

FINDINGS OF FACT
&
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Bonanno was not licensed to conduct professional real estate activity in Oregon.

1.2 On March 6, 2019, Dennis Senko (Senko) received an email from Bonanno and his team at Net Lease Realty Partners (NLRP) with a listing for a Jack in the Box located at 4175 Main Street, Springfield, Oregon (subject property). This email was forwarded to the Agency and an investigation was opened.

1.3 Bonanno holds a broker license in California and is the managing broker at NLRP.

1.4 As of October 24, 2019, the NLRP website showed the subject property had been listed for four months and sixteen days. During this time, Bonanno did not have a cooperative agreement in place with an Oregon real estate licensee.

1.5 On November 14, 2019, Bonanno provided an Out of State Licensee Acknowledgement and Agreement to the Agency which was signed on November 7, 2019, by Bonanno and signed on November 14, 2019, by Jennifer Stein, who holds a principal broker license in Oregon.
Violation: By listing and advertising the subject property for sale while not licensed in Oregon to do so, Bonanno engaged in professional real estate activity as described in ORS 696.010(17), which is a violation of ORS 696.020(2) (2019 Edition). ORS 696.020(2) states an individual may not engage in, carry on, advertise or purport to engage in or carry on professional real estate activity, or act in the capacity of a real estate licensee, within this state unless the individual holds an active license as provided for in this chapter.

2.

STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by the Agency and further, the order which follows hereafter. I understand that the findings of fact, conclusions of law and this stipulation and waiver 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. Hearings are 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. 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.

I hereby agree and stipulate to the above findings of fact and conclusions of law and understand that the order which follows hereafter may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner.
ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Bonanno immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(17)(a) to (n) (2019 Edition) unless the following applies: 1) Bonanno first obtains a real estate license from the Agency, or 2) Bonanno has a cooperative agreement in place with an Oregon principal real estate broker and is following and meets all of the requirements found in ORS 696.290(7). The Commissioner's authority for this order is under ORS 696.397.

IT IS FURTHER ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Bonanno pay a civil penalty in the sum of $250.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

PAUL BONANNO

Date 3/2/20

IT IS SO ORDERED:

STEVEN STRODE
Real Estate Commissioner

Date 3/2/2020

Date of Service: 3/12/2020

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