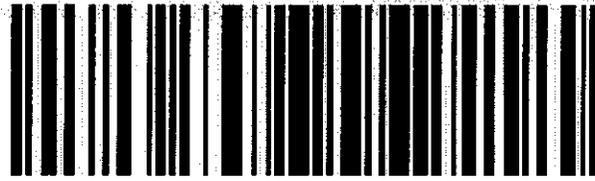


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location	Collection-455
summary	Consent Order
author	Tracy Steel
expiration_date	01/24/2071
max_versions	4
title	Weiss Jay
	42RA00026600
document	Weiss Jay
	42RA00026600
keywords	
dclass	Document
description	

COPY

NANCY KAPLEN  
ACTING ATTORNEY GENERAL OF NEW JERSEY  
Division of Law  
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FILED  
BOARD OF  
REAL ESTATE APPRAISERS  
*James S. Hsu*  
DR. JAMES S. HSU  
Executive Director

By: Susan Carboni  
Deputy Attorney General  
(973) 648-2894

STATE OF NEW JERSEY  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
NEW JERSEY STATE BOARD  
OF REAL ESTATE APPRAISERS

IN THE MATTER OF THE LICENSE OF :

JAY WEISS :  
License RA00266 :

CONSENT ORDER

TO ENGAGE IN REAL ESTATE :  
APPRAISING IN THE STATE :  
OF NEW JERSEY :

RECEIVED 1987.00

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("the Board") upon receipt of information pursuant to an investigation of United Business School, a continuing education provider from which respondent obtained continuing education certificates to meet his continuing education obligation pursuant to N.J.A.C. 13:40A-5.3. In the course of its investigation, the Board ascertained that respondent had obtained two certificates from United Business

School, indicating that he had completed a total of 30 hours of instruction in two separate courses, and passed a final examination for each course, on December 27, 2002 and September 18, 2003, respectively. Respondent did not actually receive instruction in connection with those courses, and did not pass any final examination. Respondent did not complete his continuing education requirement for the licensure period of 2002-2003, and the indication upon his renewal form for the 2004-2005 licensure period that he had satisfied his obligation was not accurate. The Board thus finds that respondent is subject to sanctions pursuant to N.J.S.A. 45:1-21 (b), (e) and (h), for having engaged in misrepresentation and deceptive conduct, as well as having violated N.J.A.C. 13:40A-5.3. Inasmuch as respondent has frankly admitted to the conduct alleged above, and in order to resolve this matter without further proceedings, and for other good cause shown,

IT IS ON THIS 24<sup>th</sup> DAY OF January, 2006

HEREBY ORDERED AND AGREED THAT:

1. The license of respondent to practice real estate appraising in the State of New Jersey is hereby suspended for the conduct acknowledged by him, and for the violations of N.J.S.A. 45:1-21(b), (e) and (h) and N.J.A.C. 13:40A-5.3 found by the Board. The suspension shall be for a period of two years, which shall include three months of active suspension, with the

remaining one year and nine months of the suspension to be stayed, and served as a period of probation. The active suspension shall begin on January 24, 2006, and shall terminate after a total of 90 calendar days.

2. Respondent agrees to and shall cease and desist from further misrepresentations in connection with continuing education, and shall adhere to the letter and spirit of meeting the obligations imposed by N.J.A.C. 18:40A-8.3 in his future conduct.

3. Respondent agrees to and shall pay a civil penalty in the amount of \$8,000.00 for violation of N.J.S.A. 45:1-21(b), and (e). Payment is to be made in the form of a certified check, money order or attorney trust account check, made payable to the State of New Jersey, and forwarded to the attention of Dr. James S. Hsu, Executive Director, Board of Real Estate Appraisers, P.O. Box 45032, 124 Halsey Street, Third Floor, Newark, NJ 07101.

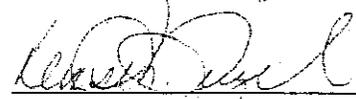
Payment terms shall be as follows: payment of \$500 shall be submitted upon submission of this signed Order. Subsequently, respondent shall submit payments in the amount of \$500 per month, which shall be due upon the first day of each month, beginning upon April 1, 2006, until the entire amount due is satisfied. If any payment is not made within 30 days of the due date, the entire unpaid balance due and payable under this Order may become accelerated and be deemed due and payable, with interest

calculated in accordance with R. 4:42-11 from the date of default.

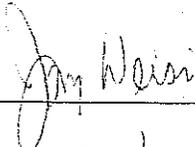
4. Prior to his return to active practice, respondent agrees to and shall successfully complete 28 credit hours in satisfaction of his continuing education requirement for the 2002-2003 licensing period. Respondent shall submit certificates demonstrating successful completion these credit hours. In addition, respondent shall submit certificates demonstrating successful completion of his continuing education obligation for the 2004-2005 licensing period prior to his return to active practice. Failure to comply with this or any other provision of this Order may, following notice and an opportunity to be heard, result in the activation of the stayed period of suspension.

NEW JERSEY STATE BOARD  
OF REAL ESTATE APPRAISERS

By:

  
Denise M. Siegel  
Board President

I have read and I understand the provisions of this Order. I agree to be bound by this Order. I have been advised that I may consult with counsel, and I consent to the form and entry of this Order.

  
Jay Weiss

Date: 1/19/06