

BEFORE THE  
CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS  
STATE OF CALIFORNIA

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

In the Matter of the Real Estate Appraiser  
License of:  
  
**Brett R. Modeer**  
**Real Estate Appraiser License No. 044999**  
  
Respondent.

**STIPULATED SURRENDER AND  
DISCIPLINARY ORDER**

Case No. L20240418-01

**DECISION AND ORDER**

The attached Stipulated Surrender and Disciplinary Order is hereby adopted by the Chief of  
the Bureau of Real Estate Appraisers, as its Decision in this matter.

This Decision shall become effective on

*April 24<sup>th</sup> 2024*

It is so ORDERED

*April 24<sup>th</sup> 2024*



Angela Jemmott  
Bureau Chief, Bureau of Real Estate Appraisers

1 Bureau of Real Estate Appraisers  
2 3075 Prospect Park Drive, Ste 190  
3 Rancho Cordova, CA 95670

4 Telephone: (916) 610-9893  
5 Facsimile: (916) 552-9008

6 **BEFORE THE**  
7 **CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS**  
8 **STATE OF CALIFORNIA**

9 In the Matter of the Real Estate Appraiser License  
10 of:

Case No. L20240418-01

11 **Brett R. Modeer**  
12 **Real Estate Appraiser License No. 044999**

13 **STIPULATED SURRENDER AND**  
14 **DISCIPLINARY ORDER**

15 Respondent.

16 In the interest of a prompt and speedy settlement of this matter, consistent with the public  
17 interest and mission of the Bureau of Real Estate Appraisers (“Bureau” or “BREA”), the parties  
18 hereby agree to the following Stipulated Surrender and Disciplinary Order (“Stipulated  
19 Surrender”) which will be submitted to the Chief of the Bureau of Real Estate Appraisers  
20 (“Bureau Chief” or “Chief of BREA”) for approval and adoption as the final disposition of this  
21 proceeding:

22 PARTIES

23 1. Tinna Morlatt, acting on behalf of the Bureau of Real Estate Appraisers  
24 (“Complainant”), brings this action solely in her official capacity as Supervising Property  
25 Appraiser Investigator for Complainant.

26 2. Brett R. Modeer (“Respondent”) has chosen not to exercise his right to be represented  
27 by counsel.

28 3. On or about April 26, 2012, Respondent was issued Real Estate Appraiser License  
number 044999. Respondent’s License was in full force and effect at all times relevant to the  
attached administrative allegation of violation and unless renewed will expire on April 25, 2024.

///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

JURISDICTION

4. The Bureau initiated an investigation resulting in administrative allegations of violation.

5. When deemed by the Bureau Chief to be in the public interest, the Bureau Chief has the authority under Business and Professions Code section 11315.5 to enter into a settlement related to administrative allegations of violation of the Real Estate Appraisers' Licensing and Certification Law or regulations promulgated pursuant thereto, upon any terms and conditions as the Bureau Chief deems appropriate.

6. The administrative allegation of violation against Respondent is attached as Exhibit "A" and incorporated herein by reference.

ADVISEMENT AND WAIVERS

7. Respondent has carefully read and understands this document and the consequences of surrendering his license and the effects of this Stipulated Surrender.

8. Respondent is fully aware of his legal rights in this matter, including the right to a hearing; the right to be represented by counsel at his own expense; the right to confront and cross-examine the witnesses against him; the right to present evidence and to testify on his own behalf; the right to the issuance of subpoenas to compel the attendance of witnesses and the production of documents; the right to reconsideration and court review of an adverse decision; and all other rights accorded by the California Administrative Procedure Act and other applicable laws.

9. Respondent voluntarily, knowingly, and intelligently waives and gives up each and every right set forth above.

CULPABILITY

10. Respondent admits the truth of each and every administrative allegation of violation attached as Exhibit "A", and agrees that cause exists for discipline against his Real Estate Appraiser License.

///  
///  
///



DISCIPLINARY ORDER

IT IS HEREBY ORDERED that Respondent's Real Estate Appraiser License No. 044999 is surrendered and accepted by the Bureau Chief.

1. Respondent shall lose all rights and privileges as a licensed real estate appraiser in California as of the effective date of the Decision and Order.

2. Surrender of Respondent's license shall be considered a disciplinary action and shall become a part of Respondent's license history with the Bureau.


3. Respondent may petition for reinstatement of his license no sooner than one (1) year from the effective date of the Decision and Order. If Respondent petitions for reinstatement, the Chief shall treat it as a new application for licensure and Respondent must comply with all the laws, regulations, and procedures for licensure in effect at the time the petition is filed. If Respondent does petition to reinstate his license, he must pay a fine of Ten Thousand Dollars (\$10,000.00) before a license can be issued.

4. If Respondent petitions for reinstatement of his license, Respondent must pay costs of enforcement of Four-Hundred Seventy-One Dollars and Fifty Five Cents (\$471.55), which have been incurred up to the date of full execution of this agreement. Respondent must pay said costs before his license can be issued.

ACCEPTANCE

I have carefully read the above Stipulated Surrender. I understand the stipulation and the effect it will have on my Real Estate Appraiser License. I enter into this Stipulated Surrender voluntarily, knowingly, and intelligently, and agree to be bound by the Decision and Order of the Bureau Chief.

DATED: 4/19/2024

  
Brett R. Meeker  
Respondent

///  
///  
///  
///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

ENDORSEMENT

The foregoing Stipulated Surrender is hereby respectfully submitted for the Bureau Chief's consideration.

DATED: 4/19/2024 

Tinna Morlatt  
Supervising Property Appraiser Investigator  
Bureau of Real Estate Appraisers

**Exhibit A**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Administrative Allegation of Violation - Case No. L20240418-01**

On or about August 2, 2023, Respondent accepted payment for three appraisals of the property located at 9121 Milliken Ave, Whittier, CA. Respondent failed to deliver two of the three appraisal reports that he accepted engagement to complete. In doing so he violated the California Business and Professions Code (B&PC), Title 10 of the California Code of Regulations (CCR), and the Uniform Standards of Professional Appraisal Practice (USPAP), listed as follows:

- a) Respondent failed to respond to BREA’s demand for documents to facilitate the investigation of illegal or unethical activities by a licensee (B&PC, Sec. § 11328)
- b) Respondent failed to possess the qualifications of honesty, candor, integrity, and trustworthiness when he failed to deliver an appraisal report he was paid to complete. (CCR Sec. 3702(a)(1)(3));
- c) Respondent did an act involving dishonesty, fraud or deceit with the intent to benefit himself when he took Complainant’s funds for an appraisal assignment and failed to deliver it. (CCR Sec. 3721(a)(2), 3722(a) and (c)(1) and (2)); and
- d) Respondent failed to promote and preserve the public trust inherent in appraisal practice by observing the highest standards of professional ethics when he accepted payment for an appraisal assignment and failed to deliver the appraisal report. (Ethics Rule).