

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF BUSINESS REGULATION
1511 PONTIAC AVENUE, BLDG. 68-1
CRANSTON, RHODE ISLAND 02920

IN THE MATTER OF:

JAMES A. MILES,

RESPONDENT.

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DBR No. 10-L-0065

CONSENT AGREEMENT

It is hereby agreed by and between the Department of Business Regulation (“Department”) and James A. Miles (“Respondent”) as follows:

1. Respondent was previously licensed by the Department as a general appraiser, holding License Number A00218G, initially issued on March 16, 2008, pursuant to R.I. Gen. Laws § 5-20.7-1, *et seq.*

2. Respondent’s herein described license expired on March 16, 2010.

3. On May 27, 2010, the Department received a Renewal Form from the Respondent, and a check in the amount of \$430.00. Respondent submitted the required evidence of continuing education and the appropriate fees for licensure, including the late fee with the Renewal Form.

4. Along with the Renewal Form, the Respondent submitted an affidavit in accordance with Section 7 (E) and (F) of *Commercial Licensing Regulation 10 – Real Estate Appraisers* in which he affirmed that he performed four (4) appraisals after his license had expired.

5. Pursuant to Section 7 (F) of *Commercial Licensing Regulation 10 – Real Estate Appraisers*, if a person has engaged in unlicensed real estate appraisal activity, the Department may either levy a sanction against Respondent upon a determination to reinstate the license, or may decide not to reinstate the license.

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Business Regulation
Office of Legal Counsel

6. Pursuant to R.I. Gen. Laws § 5-20.7-3(a), no person other than those persons certified in accordance with that Chapter, shall assume or use any title or designation that is likely to create the impression of certification as a real estate appraiser by this state.


7. In an effort to resolve the above-referenced matter, effect a timely and amicable resolution of the issues raised in this Consent Agreement, and allow Respondent to obtain the reinstatement of his appraiser's license, the Respondent agrees to pay an administrative penalty for performing appraisals after his license to do so had expired, in the amount of **one thousand (\$1,000.00) dollars**, upon the execution of this document. A check or money order in that amount shall be made payable to the Officer of the General Treasurer, and forwarded to the Department.

8. Within ten (10) days of receipt of the administrative penalty, the Department shall reinstate Respondent's license as a certified general appraiser.

9. If Respondent fails to abide by the requirements of this Consent Agreement, the Department will initiate administrative proceedings to deny his renewal application. Respondent shall be provided with notice and opportunity for hearing should the Department decide to take such action.

THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:

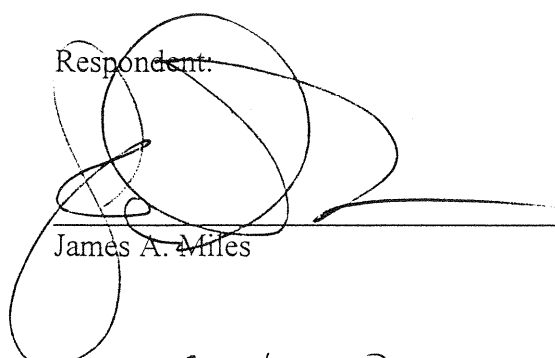
Department of Business Regulation:



Ellen R. Balasco, Esq.
Deputy Chief of Legal Services

Date: 6/14/10

Respondent:



James A. Miles

Date: 6.10.10