

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:

PAUL BORDIERI, JR.,

RESPONDENT.

---

:  
:  
:  
:  
:  
:  
:

DBR No. 08-L-0151

**CONSENT AGREEMENT**

The Department of Business Regulation (“Department”) and Paul Bordieri, Jr., (“Respondent”) hereby agree that:

1. Respondent holds a certified residential real estate appraiser’s license, License Number A00154R, initially issued January 1, 1992, pursuant to R.I. Gen. Laws § 5-20.7-1, *et seq.*

2. R.I. Gen. Laws § 5-20.7-8(a)(1) authorizes the holder of a certified residential appraiser’s license to appraise only residential properties that are single or multi-family dwellings of 1 – 4 units having no minimum transaction value, or property used for complex 1 – 4 residential units having a transaction value of less than two hundred fifty thousand dollars (\$250,000). Pursuant to R.I. Gen. Laws § 5-20.7-8(a)(2), only a person licensed as a certified general real estate appraiser may appraise commercial property.

3. The Real Estate Appraisers’ Board (“Board”) received a complaint from a member of the public on January 8, 2008 that indicated that Respondent acted as the supervising appraiser for an appraisal report dated March 27, 2007 of a commercial property. The subject property of the appraisal report consisted of two buildings used for automotive repair.

4. Respondent does not hold a certified general appraiser's license that authorizes him to appraise commercial property or supervise an associate who does not have the appropriate license to appraise commercial property.

5. R.I. Gen. Laws § 5-20.7-20(2) authorizes the Department to suspend or revoke a license if a licensee in performing or attempting to perform any of the acts mentioned in this chapter, is found guilty of failing to meet the minimum qualifications for licensure established by this chapter.

6. Based on the foregoing, the Department has cause to initiate administrative proceedings to sanction Respondent's license via suspension or revocation pursuant to R.I. Gen. Laws § 5-20.7-20(2).

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 maintain his license in good-standing, Respondent agrees to: (a) cease and desist from the appraisal of properties for which he is not licensed or certified, and (b) remit a \$250.00 administrative penalty, made payable to the Rhode Island General Treasurer, to the Department by August 31, 2008.

8. If Respondent fails to abide by any of the requirements of this Consent Agreement, the Department will initiate administrative proceedings to impose penalties against Respondent including, but not limited to: (i) suspension, (ii) revocation, and/or (iii) such additional administrative penalties as deemed appropriate by the Department. Respondent shall be provided with notice and opportunity for hearing should the Department decide to take such further action.

THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO

THE FOREGOING AS TO FORM AND SUBSTANCE:

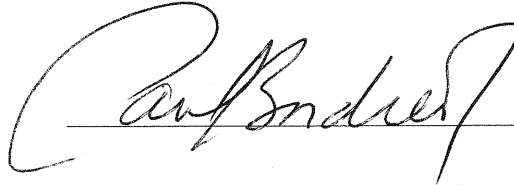
Department of Business Regulation  
By its Legal Counsel:

Paul Bordieri, Jr., Respondent  
By:



\_\_\_\_\_  
Michael P. Jolin  
Department of Business Regulation

Date: 9/11/08



\_\_\_\_\_  
Date: 9/5/08