

SECTION 81-885.24(34) – UTILIZING TEAM ADVERTISING OR A TEAM NAME SUGGESTING THE TEAM IS AN INDEPENDENT REAL ESTATE BROKERAGE

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
<p>Shanahan violated Neb. Rev. Stat. § 299-2-003.08b Real estate team names shall not include the words: (ii) Company, (x) or similar words suggesting the team is a separate real estate brokerage or company, when he used, or allowed to be used, the name Shadow Ridge Real Estate Company.; Shanahan violated Neb. Rev. Stat. § 81-885.24(26) Violating any rule or regulation adopted and promulgated by the commission in the interest of the public and consistent with the Nebraska Real Estate License Act, when he used or allowed to be used, the name Shadow Ridge Real Estate Company; Shanahan violated Neb. Rev. Stat. §81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, whether of the same or of a different character as otherwise specified in this section, when he utilized, or acquiesced to other team members use of, the Logo and violating 81-885.24(26) and 299-2-003.08b; Shanahan violated Neb. Rev. Stat. §81-885.24(34) Utilizing team advertising or a team name suggesting the team is an independent real estate brokerage, by utilizing the Logo which is utilization of advertising or a name suggesting the team is an independent real estate brokerage.</p>	<p>2019-008 – Commission vs. Justin Lewis Shanahan</p>	<p>May 23, 2019</p>	<p>Stipulation and Consent Order entered May 23, 2019. License was Censured; plus pay a civil fine of \$2,000.00 due June 22, 2019; plus take an additional three (3) hours of continuing education in the area of License Law due November 23, 2019.</p>
<p>Licensee failed to properly display the name his supervising broker does business under in violation of Title 299 NAC 2-003.07c advertising featuring the name of an affiliated associate broker or salesperson shall prominently display the name which the broker supervising the affiliated salesperson or broker conducts business under and Neb. Rev. Stat. § 81-885.24 (26) violating any rule or regulation adopted and promulgated by the Commission in the interest of the public and consistent with the Nebraska Real Estate License Act. Licensee violated Neb. Rev. Stat. § 81-885.24 (34), utilizing team advertising or a team name suggesting the team is an independent broker, licensee’s advertising failed to prominently display the name under which his supervising broker does business. Licensee violated Neb.</p>	<p>2022-043 Nebraska Real Estate Commission v. Justin Lewis Shanahan</p>	<p>01/18/2024</p>	<p>Stipulation and Consent entered January 18, 2024. License suspended for a period of two (2) years; with the first thirty (30) days to be served on suspension and the remainder served on Probation. Suspension to commence on February 17, 2024, and continue through March 18, 2024. Probation to commence on March 19, 2024, and to continue through February 17, 2026; licensee ordered to pay a civil fine of \$1000 due on February 17, 2024; licensee ordered to complete an additional three (3) hours of continuing education in the area of license law to</p>

SECTION 81-885.24(34) – UTILIZING TEAM ADVERTISING OR A TEAM NAME SUGGESTING THE TEAM IS AN INDEPENDENT REAL ESTATE BROKERAGE

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COMPLAINT

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PENALTY

Rev. Stat. § 81-885.24 (29), when licensee utilized advertising that failed to prominently display the name of his supervising broker does business under.

2022-043 Nebraska Real Estate Commission v. Justin Lewis Shanahan (continued)

be completed by July 18, 2024.
