NEBRASKA REAL ESTATE COMMISSION
COMMISSION COMMENT
Fall 2026 Issue

New Commissioner Michael George

Governor Jim Pillen announced the appointment of Michael George as the salesperson at large member of the Nebraska Real Estate Commission. Secretary of State and Commission Chairperson Bob Evnen swore in Commissioner George at the August 13, 2026 Commission Meeting.

Commissioner George was born and raised in southwestern Pennsylvania. Son of the owner of an industrial construction company, Mike graduated from the U.S. Naval Academy in 1988 with a Bachelor of Science degree in Economics and was commissioned a Second Lieutenant in the U.S. Marine Corps. Following infantry and flight training, he served nearly 22 years on active duty, including five combat tours in the Middle East and southeastern Europe. During this time, Mike amassed nearly 2,700 flight hours in nine type/model/series jet aircraft and helicopters including the EA-6B Prowler, F/A-18D Hornet, TAV-8B Harrier, TA-4 Skyhawk, and the AH-1W Cobra, and commanded a tactical jet squadron in combat. He was decorated multiple times during combat operations, both on the ground and in the air, to include the Bronze Star, the Air Medal with Combat 'V', and the Combat Action Ribbon, as well as various campaign and personal awards.

Mike began his real estate career as an investor alongside his Dad in the 1990s, and has investment experience in North Carolina, Virginia, Pennsylvania, and Nebraska. He later became a Licensed Real Estate Professional in Nebraska & Iowa, and his since built a Real Estate Sales Team at Berkshire Hathaway Home Services Ambassador Real Estate. He is a graduate of the American Society of Home Inspectors School, Des Plaines, IL, holds the Luxury Collection Specialist and Military Relocation Professional designations, and an MBA from Creighton University (2010). Mike is a former Sarpy County, Nebraska Planning Commissioner (2014-2020), Board Member of the Metro Omaha Property Owners Association (MOPOA) (2014-2020), Elder Board Member and President, Calvary Christian Church (2014-2020), and a Member of the Nebraska Planning & Zoning Association (NPZA).

Commissioners are appointed to six-year terms. George replaces Commissioner Dohse as Salesperson Member at Large.



Chairperson Evnen swears in New Commissioner Michael George

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Commission Meeting Schedule

November 19, 2026	Lincoln
January 21-22, 2027	Lincoln
February 18-19, 2027	Lincoln
March 18-19, 2027	Lincoln

Departmental Reads

- Education, Training & Examination Information
- Applications, Licensing, Transfers & Renewals
- Complaint, Enforcement and Discipline
- Trust Account & Compliance Audit

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Director's Desk



Smart Home Technology and the Seller Property Condition Disclosure Statement

I remember the first time I heard the words placed together in a sentence: "Smart Home Technology". It was the late 1990's and I was in my car driving to an appointment in Omaha. A commercial came on the radio for the Metro Omaha Builders Association Street of Dreams. "Come see the homes of the future that feature amazing amenities including in-home theatres, voice -controlled sound systems and programmable lighting and temperature control systems."

Amenities like these were only found in houses that were priced above 1 million dollars which would probably sell for over 3 million today. 30 years later, far greater technological advances have become commonplace in all price ranges. In addition to the cool gadgets listed above, Ring doorbells, Nest thermostats, surveillance cameras, app-controlled sprinkler systems and garage door openers. I even heard that you can control window treatments with an app on your phone.

Smart Home Technology was the catalyst for the first update of the Seller Property Condition Disclosure Statement since 2017, and the most extensive overhaul since its inception in 1994. You will notice the addition of page 6- "Smart Device Disclosure/Information". This gives instructions to the seller and buyer on how to prepare for the transition in ownership.

In addition to the Smart Device yes/no section, we added a comments area after each Section. The thinking behind this is to have the seller add comments when they are top of mind. There are many other minor additions.

The updated disclosure went into effect on October 18, 2026. Any new listings on or after that date (including cancel/relists) need to use the new disclosure. Listings or pending sales prior to October 18th can continue with the old form if the seller chooses.

Thanks to the input of several industry professionals, we feel this is a major step forward in modernizing the form.

Celebrating 23 Years of Service – Marilyn Masters

After 23 years of dedicated service to the State of Nebraska, Marilyn Masters is retiring from the Nebraska Real Estate Commission. As our Application Specialist, Marilyn was often one of the first person applicants interacted with when beginning their journey toward becoming licensed. Her knowledge, assistance, and commitment have helped countless individuals take that important first step, and her contributions have been a valued part of the Commission for more than two decades.

As Marilyn begins this next chapter, she looks forward to spending more time with family, volunteering, and enjoying time in her yard. We thank Marilyn for her 23 years of service, dedication, and the many ways she has made a difference at the Commission. We wish her all the best in a well-deserved retirement!

2027-2028 License Renewal Instructions

If you were originally licensed in 2026, licensed in 1986 and in even numbered years thereafter, please prepare to renew your license. If you are a new licensee, and licensed in 2026, you must renew but are not required to meet the continuing education requirements for this renewal period.

The online renewal functionality in the licensee portal opened on October 13, 2026. If you are required to renew your license, as specified above, we are urging all licensees to renew their license this year online, it is fast, convenient, and more user-friendly than ever. You can renew from any computer with internet access, or someone else's internet connected device if you don't have one.

The renewal application will only allow completion if you have met all the renewal requirements. We recommend that you check your licensee portal to see if you have met your continuing education requirements for this year and your errors and omissions insurance requirements for the next two years before you begin the renewal process. Please note that it can sometimes take a few days for certificates of insurance and education to be uploaded into the system. If you start your renewal and requirements have not been met, the system will stop you from going any further but will save your information so that you can complete the process when all requirements are met. Login to your new NREC Account and click on "RENEW NOW" to get started.

As always, the Commission strongly recommends that you begin your renewal process early, license renewals are due on November 30, and delinquent on January 1. Renewals received after November 30, or submitted or attempted to have been submitted prior to November 30, but without all renewal requirements having been met, will be subject to an additional $25 dollar a month administrative fee for each month they are late.

Addition renewal instructions can be found when you login to your NREC Account, and also at: https://nrec.nebraska.gov/licensing-forms/renewalprocedures

LOGIN TO YOUR NREC PORTAL ACCOUNT AND CHECK YOUR EMAIL ADDRESS NOW!

The Commission will rely on email more than ever to send out important notifications and reminders. Our email list is only as good as the information you provide, so make sure your email is current and correct, and update if it changes.

https://nrec.nebraska.gov/sites/default/files/doc/Commission/LOGIN%20SCREEN.pdf

Meet the Real Estate Commission Staff

The Real Estate Commission Staff is here to serve the public and the licensee population. It is our goal to be helpful and forthright in a courteous and professional manner. We hope that when you contact our office, you always receive useful, accurate information and/or are referred to the proper authority.

Following is a communication resource to assist you when contacting our office. If the indicated person is unavailable to take your call, please share the purpose for the call and your call will be routed to someone else who can help you.

We take pride in having a skilled staff, if you have comments or suggestions as to how we may better serve you, please contact our office.

Ask for person indicated if you have questions in the following areas:

Communication Guide

Commission Meeting Information

Corrinne Andersen - corrinne.andersen@nebraska.gov

Complaint Procedures

William Boucher - william.boucher@nebraska.gov

Shannon Nyhoff- shannon.nyhoff@nebraska.gov

Continuing Education History or Inquiries

Melissa Fischer-melissa.fischer@nebraska.gov

Curriculum Design *(Education & Instructor Approval)*

Melissa Fischer -melissa.fischer@nebraska.gob

Errors and Omissions Insurance Inquiries

Monica Rut - monica.rut@nebraska.gov

Financial Officer

Christina Seyersdahl -christina.seyersdahl@nebraska.gov

Broker – License Application Process; Licensing Requirements; New Licenses In Process

Nickhol Andruss - nickhol.andruss@nebraska.gov

Salesperson – License Application Process; Licensing Requirements; New Licenses In Process

Marilyn Masters - marilyn.masters@nebraska.gov

Professional Certificates (LLC's & PC's)

Corrinne Andersen - corrinne.andersen@nebraska.gov

Specialized Registrations

Monica Rut - monica.rut@nebraska.gov

Transfer of License

Patricia Menousek - patricia.menousek@nebraska.gov

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NREC Fining Authority

How much can the Nebraska Real Estate Commission fine a licensee for a violation?

Nebraska Revised Statute 81-885.10… The total civil fine for each complaint shall not exceed the greater of five thousand dollars or the total amount of the commission earned by the licensee in each transaction that is subject to the complaint.

Does the Nebraska Real Estate Commission keep that money?

NO. In accordance with Article VII, Section 5 of the Constitution of Nebraska, all state general law fines, penalties, and forfeitures are appropriated exclusively to the support of the common schools in the respective counties or local municipalities where they are collected. In other words, any monies collected by NREC for a violation goes to the school district where the hearing is held.



Disciplinary Actions Taken by the Real Estate Commission

(Does Not Include Cases on Appeal)

2023-001 Nebraska Real Estate Commission v. Douglas Mertes; *Salesperson; Omaha, NE. Stipulation & Consent entered 06/25/2026. License Probationary Reactivation: Should Respondent seek to reactivate Nebraska license at any future time, such reactivation shall be conditioned upon a twenty-four (24) month probationary period. Licensee ordered to pay a civil fine of $2,500.00 due on or before 09/24/2026; Licensee ordered to complete an additional nine (9) hours of continuing education with three (3) hours in the area of Property Management, three (3) hours of ethics, three (3) hours in the area of Trust Account Practices on or before 05/10/2026. [Licensee failed to properly account for and handle client funds for Property Management violating Neb. Rev. Stat. § 81-885.24(29) and Neb. Rev. Stat. § 81-885.24(16).]*

2025-036 Nebraska Real Estate Commission v. Benjamin Robert Heaston; *Salesperson; Omaha, NE. Stipulation & Consent entered June 26, 2026. License placed on Suspension for three (3) years with the first eighteen (18) months served on Suspension and the remaining eighteen (18) months to be stayed and served on Probation. Suspension begins on 07/26/2026 and continues through 01/26/2028. Probation to begin on 01/27/2025 and will continue through 07/26/2029. Licensee ordered to pay a civil fine of $5,000.00 due on or before 09/24/2026; Licensee ordered to complete an additional twelve (12) hours of continuing education with three (3) hours in the area of license law and three (3) hours in the area of agency, three (3) hours in the area of disclosures, and three (3) hours in ethics on or before 12/23/2026. [Licensee's Felony conviction violated Neb. Rev. Stat. § 81-885.24(29) and Neb. Rev. Stat. § 81-885.24(28).]*

2023-047 Nebraska Real Estate Commission v. Andrew Fehringer; Salesperson; O'Neill, NE.Stipulation and Consent entered on 06/25/2026. License is placed on Probation for one (1) year to begin 07/25/2026 through 07/25/2027. Licensee ordered to pay a civil fine of $1,000 on or before 09/24/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) hours in the area of license law and three (3) hours in the area of agency on or before 12/23/2026. [Licensee's failed to "At the earliest practicable opportunity during or following the first substantial contact with seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker" which demonstrated "negligence, incompetency, or unworthiness to act as a broker" violating Neb. Rev. Stat. § 81-885.24 (29), Neb. Rev. Stat. § 81-885.24(16), and Neb. Rev. Stat. § 76-2421(1);]

2026-030 Nebraska Real Estate Commission for Aaron Counsell Fenton; Broker, Lincoln, NE. Stipulation and Consent Order entered on August 13, 2026. License to be placed on Probation beginning on 09/14/2026 through 09/14/2029. Licensee ordered to pay a civil fine of $2,500 on or before 11/14/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) hours in the area of license law and three (3) hours in the area of ethics on or before 02/03/2027. [Licensee's Felony conviction demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson violating Neb. Rev. Stat. § 81-885.24(29);]

2024-016 Nebraska Real Estate Commission v Connie Reddish; Salesperson; Lincoln, NE. Stipulation and Consent entered 09/10/2026. Licensee Suspended for a period of one (1) year, with the first ninety (90) days served and the remaining to be stayed and served on Probation. Suspension to commence on 10/14/2026 and continue through 01/12/2027. Probation to begin 01/13/2027 through 10/14/2027. Licensee ordered to pay civil fine of $1,500 on or before 12/14/2026. Licensee ordered to complete six (6) hours of Continuing Education with three (3) hours in License Law, three (3) hours in Ethics on or before 04/14/2027. [Licensee making misrepresentations to client, unprofessional conduct towards client, failure to provide information to Commission investigators, and violating fiduciary duties to client violated Neb. Rev. Stat. §81-885.24(29), Neb. Rev. Stat. §26-2421(1), Neb. Rev. Stat. § 81-885.24 (16), Neb. Rev. Stat. § 81-885.24(22), and Neb. Rev. Stat. § 81-885.24(26)]

2024-058 Nebraska Real Estate Commission v. Connie Reddish; Salesperson; Lincoln, NE.Stipulation and Consent Order entered 09/10/2026. License placed on Probation for two (2) years following Suspension for case 2024-016 beginning on 10/15/2027 through 10/15/2029.Licensee ordered to pay civil fine of $2,500 on or before 12/14/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) in the area of ethics, and three (3) in the area of Agency on or before. 04/14/2027. [Licensee's enticing a client to break an existing contract and enter into a contract with Respondent violated Neb. Rev. Stat. § 81-885.24 (14) Neb. Rev. Stat. § 81-885.24(29).]

2024-018 Nebraska Real Estate Commission v. Mackenzie Lee Shelton; Salesperson; Council Bluffs, IA. Stipulation and Consent Order entered 09/10/2026. License placed on thirty (30) days Suspension beginning 11/01/2026 through 11/30/2026 and License will then be placed on Probation for two (2) years and eleven (11) Months to begin on 12/01/2026 through 11/30/2029. Licensee ordered to pay civil fine of $2,500 on or before 12/14/2026. Licensee ordered to complete an additional twelve (12) hours of continuing education with three (3) in the area of ethics, three (3) in the area of license law, three (3) in disclosures, and three (3) in the area of contracts on or before 04/14/2027. [Licensee's failure to completely inform the Buyer of the material defects in the property that were actually known is an unfair trade practice under Neb. Rev. Stat. § 81-885.24(22). Licensee actions demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson" violating Neb. Rev. Stat. § 81-885.24 (29).]

(Continued to Page 5)

(Continued from page 4)

2022-036 Nebraska Real Estate Commission v. Mark Douglas Hart; Broker, Omaha, NE. Final Order entered on 08/13/2026. License placed on Suspension for three (3) years with the first ninety (90) days served and the remainder stayed and served on Probation. Suspension to begin 10/01/2026 through 12/29/2026. Probation to begin 12/30/2026 through 09/30/2028. Licensee ordered to pay Civil Fine in the amount of $2,000.00 on or before 01/01/2027. Licensee ordered to complete nine (9) hours of Continuing Education with three (3) in the area of license law, three (3) in the area of ethics, and three (3) in the area of contracts to be completed on or before 05/01/2027. [Licensee's second violation of offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent violated Neb. Rev. Stat. § 81-885.24 (12)]

2025-002 Nebraska Real Estate Commission v. Andrew Jon Sprieck; Salesperson, Lincoln, NE. Stipulation and Consent Order entered on August 14, 2026. License placed on Suspension for three (3) years with the first one-hundred and eighty (180) days served and the remainder stayed and served on Probation. Suspension to begin 09/14/2026 through 03/13/2027. Probation to begin 03/14/2027 through 09/14/2029. Licensee ordered to pay a Civil Fine in the amount of $5,000.00 on or before 01/14/2027. Licensee ordered to complete nine (9) hours of Continuing Education with three (3) in the area of ethics, three (3) in the area of disclosures, and three (3) in the area of license law to be completed on or before 02/03/2027. [Licensee made substantial misrepresentations by filling out the SPCD and falsely reporting amenities the property did not have violating Neb. Rev. Stat. §81-558.24(22), Title 299 Chapt. 5 003.25, and Neb. Rev. Stat. §81-885.24(29).]

2026-007 Nebraska Real Estate Commission v. Bruce Holmes; Salesperson, Oklahoma City, OK. Stipulation and Consent Order entered on October 15th, 2026. License placed on Probation for three (3) years. Probation to begin 11/14/2026 through 11/14/2029. Licensee ordered to pay a Civil Fine in the amount of $5,000.00 on or before 01/14/2027. Licensee ordered to complete nine (9) hours of Continuing Education with three (3) in the area of ethics, three (3) in the area of disclosures, and three (3) in the area of license law to be completed on or before 04/14/2027. [Licensee allowed and unlicensed party working under them to conduct licensed activities in Nebraska and paid compensation to an unlicensed party violating Neb. Rev. Stat. § 76-2417, Neb. Rev. Stat. § 81-558.24(16), Neb. Rev. Stat. §81-885.24(18), Neb. Rev. Stat. §81-885.24(16), Neb. Rev. Stat. §81-885.24(22), and Neb. Rev. Stat. §81-885.24(29).]

2026-023 Nebraska Real Estate Commission v. Marlon Ejike Okereke; Salesperson, Omaha, NE. Stipulation and Consent Order entered on October 15th, 2026. License placed on Suspension for two (2) years with the first six (6) months served and the remainder stayed and served on Probation. Suspension to begin 11/15/2026 through 05/16/2027. Probation to begin 05/16/2027 through 11/15/2028. Licensee ordered to pay a Civil Fine in the amount of $5,000.00 on or before 02/13/2027. Licensee ordered to complete nine (9) hours of Continuing Education with three (3) in the area of license law and six (6) hours of Licensee's choosing to be completed on or before 05/14/2027. [Licensee failed to disclose prior criminal history as required on renewals violating Neb. Rev. Stat. §81-558.12 and Neb. Rev. Stat. §81-885.24(29).]

Biggest Complaint Themes in This Disciplinary Report

The observations below are based solely on the disciplinary actions listed in this report and are not intended to represent all complaints or investigations handled by the Nebraska Real Estate Commission.

The most common issues identified in these disciplinary actions involve misrepresentation, disclosure failures, ethics violations, licensing law violations, and criminal-history related offenses. Most cases were not about market conditions or negotiations, but rather licensees failing to act honestly, disclose material information, maintain proper records, or comply with Nebraska law.

1. Misrepresentation & False Information

- Falsely reporting property amenities on disclosure forms
- Making misrepresentations to clients
- Providing inaccurate information during transactions

Do not exaggerate features, guess on disclosures, or complete forms without verifying facts.

2. Failure to Disclose Material Facts

- Failing to inform buyers of known property defects
- Failing to make required agency disclosures
- Delaying required disclosures during a transaction

Do not hide defects, delay disclosures, or assume buyers already know.

3. Ethical & Fiduciary Violations

- Unprofessional conduct toward clients
- Failure to act in a client's best interest
- Violating fiduciary duties owed to clients

Do not put your interests ahead of your client's or ignore client instructions.

4. Trust Account & Client Funds Issues

- Improper handling and accounting of client funds in property management

Do not misuse trust funds or neglect trust account records.

5. License Law & Regulatory Violations

- Allowing unlicensed individuals to perform licensed activities
- Paying compensation to unlicensed persons
- Failing to disclose criminal history on renewal applications
- Criminal convictions impacting license eligibility

Do not allow unlicensed individuals to perform licensed activities or omit required disclosures on renewals.

6. Contract & Agency Interference

- Encouraging clients to break existing agreements
- Marketing property without proper owner authorization

Do not interfere with existing contracts or market property without written authority.

Bottom Line

If you want to avoid the types of disciplinary actions highlighted in this report:

- ✅ Verify information before communicating it
- ✅ Disclose all known material facts and defects
- ✅ Make required agency disclosures promptly
- ✅ Handle trust funds and client money correctly
- ✅ Act in your client's best interests
- ✅ Maintain professionalism in all client interactions
- ✅ Follow Nebraska license law and Commission regulations
- ✅ Use only properly licensed individuals for licensed activities
- ✅ Obtain proper authorization before marketing property
- ✅ Document everything

The single biggest recurring theme in this report is the failure to disclose or accurately communicate material information to clients and consumers. Many of the disciplinary actions stem from disclosure, misrepresentation, honesty, and ethics-related violations.

DEPARTMENTAL READS

Education, Training & Examination Information

Evolve, Elevate & Protect: Quality CE as Your Best Asset

Continuing education (CE) is vital for real estate professionals to maintain competency, adapt to industry changes, and protect the public interest. Rather than just a licensing requirement, robust CE reinforces foundational knowledge and addresses evolving laws, technologies, and risks. This aligns directly with the mission of the Nebraska Real Estate Commission (NREC) to facilitate instructional programs that ensure and improve licensee competency while safeguarding consumers. High-quality CE places a major responsibility on education providers and instructors to deliver relevant, meaningful content that licensees can carry straight from the classroom into daily professional practice.

Essential Reminders:

- Builds Professional Competency: Ongoing training helps licensees stay current with regulations, better recognize emerging risks, and uphold daily ethical responsibilities.
- Drives Professional Value: Quality educational content transforms standard compliance into a powerful asset for everyday business success.
- Public Protection: The ultimate goal of continuous learning is to ensure a high standard of knowledgeable service and protect the public interest.

Applications, Licensing, Transfers & Renewals

2027-2028 License Renewal Overview

Eligible licensees must renew their license online through the NREC portal. Before renewing, ensure all continuing education and errors & omissions (E&O) insurance requirements are completed and recorded. Renewals are due by November 30, with late fees beginning afterward and license delinquency starting January 1.

Key Points

- Renew your license every 2 years
- Complete continuing education requirements before renewing (except new licensees first licensed in 2026)
- Verify E&O insurance is on file before renewing
- Submit the renewal application and fee
- Renew by November 30 to avoid late fees
- License becomes delinquent January 1
- Late renewal option expires on June 30
- Online renewals opened October 13, 2026 through the NREC portal

Complaint, Enforcement and Discipline

Report Lawsuits & Criminal History on Your Renewal Application

Nebraska licensees should carefully review all renewal questions and provide complete, accurate responses. Any criminal offense within the past two years must be disclosed, along with any other legal matters identified in the renewal application, including certain lawsuits, disciplinary actions, or judgments. Failure to disclose required information can result in disciplinary action, even when the underlying matter itself may not have affected licensure.

Key Takeaways

- Review every renewal question carefully
- Report any criminal offense from the past two years
- Disclose required lawsuits, judgments, and disciplinary actions
- When in doubt, disclose and provide an explanation
- Incomplete or inaccurate renewals may lead to disciplinary action

Trust Account & Compliance Audit

Trust Account Reminder

Accurate trust account management remains a critical responsibility for brokers and property managers. Recent Commission actions serve as a reminder that proper handling of client funds, complete recordkeeping, and regular account reconciliation are essential components of regulatory compliance.

- ✅ Keep accurate trust account records
- ✅ Reconcile accounts regularly
- ✅ Maintain documentation for all transactions
- ✅ Never commingle client funds with personal or business funds
- ✅ Review trust account procedures before problems arise

Bottom Line: Strong trust account practices help protect clients, reduce risk, and ensure compliance with Nebraska real estate law.