



WAYNE S. BELL
REAL ESTATE COMMISSIONER

On February 13, 2013, Governor Jerry Brown appointed Wayne S. Bell as Real Estate Commissioner for the State of California, and Mr. Bell was confirmed unanimously as Commissioner by the California State Senate.

As Commissioner, Mr. Bell is the chief officer of the California Bureau of Real Estate ("CalBRE" or "Bureau"), which is in the California Department of Consumer Affairs. CalBRE is the successor, effective as of July 1, 2013, to the former California Department of Real Estate ("DRE" or "Department").

Commissioner Bell oversees the licensing and regulation of approximately 419,000 real estate agents, and certain mortgage loan originators, enforces the California Real Estate Law and the statutory laws regarding the qualification of offerings for the initial sale, lease or financing of new residential subdivision properties through the issuance of public reports, oversees the Vacation Ownership and Time-Share Act, administers a consumer recovery account program for victims of licensees, and is responsible for a staff of more than 330 at CalBRE.

Prior to his appointment, and commencing in 2006, Mr. Bell served as Chief Counsel and Assistant Commissioner for Legal Policy and Recovery at the DRE, and was the Department's Special Liaison to the Department of Justice from 2010 to 2013. Commissioner Bell is the first Real Estate Commissioner to have been elevated and appointed from within the Department.

Since joining the DRE (now CalBRE), Mr. Bell has been actively engaged in collaborative, cross-sector, and inter-governmental efforts to identify and combat multiple varieties of mortgage and real estate fraud (including that involving foreclosure rescue services, timeshare resales, rental housing and prepaid rental listing services, and the recordation of false and/or forged real property instruments). In July 2013, U.S. District Court Judge Stephen V. Wilson rejected federal constitutional challenges to the imposition of discipline against a licensee by Bell, as Commissioner, through application of a State law (Senate Bill 94) which prohibits the collection of advance fees for home loan modification services to a contract that pre-dated the effective date of the statute. *Nathaniel Genis v. Wayne Bell, et al.*, 2013 U.S. Dist. Lexis 93353 (C.D. Cal. July 2, 2013).

As CalBRE's chief officer, Mr. Bell has established, endorsed and/or advocated for the following goals for the Bureau: (i) to continually seek to improve, participate in outreach, and add public value, champion public protection (and inform consumers about predatory and unlawful conduct, and fraud avoidance) in real estate matters, promote positive engagement and a dialogue, and/or problem solving, among and through consumer, real estate brokerage, public sector, residential subdivision/home builder, real estate and mortgage education, and mortgage broker groups, and to be unsurpassed as a California consumer protection agency, (ii) to lead in statewide efforts to fight real estate and mortgage fraud and unlicensed real estate activities, (iii) to help ensure a competent and law-abiding real estate marketplace, (iv) to bring those persons who are not meeting the minimum standards of practice, but who are not deliberately out-of-compliance with - or willful violators of - the law, back into compliance, (v) to properly balance, prioritize, and adjust the various operations and units of CalBRE - and engage and direct Bureau staff - in order to develop a more focused and forceful disciplinary program, and to provide necessary services and assistance to the public, and to the individuals, corporations and industries licensed and/or regulated by the CalBRE, and (vi) to enhance and improve what is done by the Bureau, including the promotion of greater efficiency in licensing through technology, innovations and improvements in CalBRE's operations and processes, better delivery of programs, services and information (including alerts, warnings and other publications) to the public interests served by the Bureau, and clarity and appropriate restraint in connection with its regulations.

Before beginning his work at the DRE, Mr. Bell was Director of Homeownership and later a Special Counsel at the California Housing Finance Agency ("CalHFA") from 2003 to 2006, and Deputy Secretary and General Counsel at the California Business, Transportation and Housing ("BT&H") Agency from 1999 to 2003.

As the Director of Homeownership for CalHFA, Mr. Bell had responsibility for the direction, management and oversight of CalHFA's homeownership program, which provided single-family home purchase opportunities for low to moderate income first-time homebuyers in the form of below market-rate first mortgage loans and special down-payment and related assistance programs. He was also an Alternate Member of (and participated as a member of) the CalHFA Board of Directors from 2012 to 2013 by delegation from the Acting Secretary of the BT&H Agency.

While at BT&H, Mr. Bell served as the chief legal officer and a general policy advisor for the Agency. Moreover, during his service at the BT&H Agency, he functioned as a Special Counsel to the Governor's Legal Affairs Secretary, and served the Governor's Office as the Agency's provisional Undersecretary from 2001 to 2003. Also, he was a member of the San Francisco Bay Conservation and Development Commission from 2002 to 2005, and of the Coordinating Committee of the California Lake Tahoe Interagency Council from 2001 to 2005, and was a participant with other governmental bodies.

Mr. Bell worked in multiple positions at Ralphs Grocery Company ("Ralphs") from 1989 to 1999, including vice president, senior counsel and assistant secretary, and served as a Trustee and the Secretary of The Ralphs/Food 4 Less Foundation from 1995 to 1999. Before his employment with Ralphs, and among other engagements, he worked as a lawyer in law firms and private businesses, as a legal consultant, and as a project manager for a developer of senior housing.

Commissioner Bell is a *magna cum laude*, Phi Beta Kappa graduate of the University of California, Los Angeles (1976), where he studied political science with an emphasis in public administration. He earned his juris doctor degree from Loyola Law School, Los Angeles (1979), where he was a co-winner of the school's Client Counseling Competition (1978), and the Chief Note and Comment Editor of the Law Review from 1978 to 1979. Additionally, he completed the Advanced Management Program at the Rutgers University Center for Management Development (1992), the Program for Senior Executives in State and Local Government at Harvard University Kennedy School of Government (in collaboration with the Harvard Joint Center for Housing Studies) (2002), attended a Stanford Leadership Advancement Symposium (1994), a training on Public Problem Solving and Decision Making at the University of Texas at Austin (LBJ School of Public Affairs – Governor's Center for Management Development) (2001), a certificate workshop in Alternative Dispute Resolution through the University of Windsor Faculty of Law (1997), and the Executive Development Seminar (on Organizational Management) at the University of Notre Dame (Mendoza College of Business) (2004), and has done other postgraduate, executive, professional and continuing studies. In addition, he has authored, initiated, produced and/or edited consumer protection, legal and real estate-related articles and other publications, and has been a frequent speaker on legal and consumer issues, real estate enforcement and regulatory topics, and general matters. [Selected Publications, and Consumer and External Stakeholder Outreach Activities \(thru 3/12/2018\)](#)

A native Californian born in Los Angeles, Mr. Bell is admitted to practice law in the State of California, and has held a California real estate broker license since 1988 (that license is currently on "government service" status).

Commissioner Bell's prior government service consists of an internship in the California Governor's Office in 1976, and a gubernatorial appointment to the California State Advisory Council to the Legal Services Corporation (1982-1988). In 1986, he was appointed by the Mayor and City Council of Manhattan Beach to that City's Board of Appeals for Handicapped Accommodations (serving as Chairman, 1986-1988). His community and civic involvement, and representative supplementary and volunteer professional work, has included (a) service to the California and Los Angeles County Bar Associations, (b) work for the homeless and the poor (through Westside Legal Services in Santa Monica, the Homeless Shelter Advocacy Project of the Los Angeles County Bar Association Barristers, and a home building project at a Habitat for Humanity site in South Central Los Angeles), (c) service to the courts as a Judge Pro Tem in the Los Angeles Superior Court and the former South Bay Municipal Court, and as a Settlement Officer, and (d) service on a number of non-profit boards (including those of The Foodbank of Southern California, and Programs for the Developmentally Handicapped, Inc.), and as a member of (i) the Real Estate Practices Advisory Group of the Association of Real Estate License Law Officials (2014-2015), and (ii) the Policy Advisory Board of the Fisher Center for Real Estate and Urban Economics (University of California, Berkeley) (February 2014-Present).

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