

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER REC-E-20-
)	(REC File No.10018192)
Complainant,)	
)	CONSENT ORDER
vs.)	
)	
ANNE LABATE, licensed New Jersey)	
real estate broker (BR9587207))	
and broker of record for)	
LaBate Commercial Real Estate, LLC)	
)	
Respondent.)	

THIS MATTER having been opened to the New Jersey Real Estate Commission ("the Commission") in the Department of Banking and Insurance, State of New Jersey, upon information that Anne LaBate ("LaBate"), a licensed real estate broker, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS LaBate is subject to the provisions of the New Jersey Real Estate Licensing Law, N.J.S.A. 45:15-1.1 to 42 and corresponding regulations N.J.A.C. 11:5-1.1 to 12.18; and

WHEREAS the Real Estate Commission staff alleges that LaBate has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS LaBate acknowledges that she is aware of her right to a plenary hearing on any violations which the Commission may allege she has committed and her right to receive advice of counsel on matters to which this Consent Order pertains and she is knowingly and voluntarily waiving the right to a hearing; and

WHEREAS in lieu of instituting more formal proceedings, the Commission and LaBate desire to resolve this matter consensually, based upon the terms set forth herein; and

WHEREAS the Commission and LaBate, in order to avoid the costs and uncertainty of further litigation and to resolve the matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on September 10, 2024; and

IT APPEARING that the matter against LaBate should be resolved upon the consent of the parties, without resorting to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 10th day of September, 2024

ORDERED AND AGREED that Respondent LaBate admits the following facts:

1. Anne LaBate is a licensed New Jersey real estate broker, currently the broker of record for LaBate Commercial Real Estate, whose office is located at 247 East Front Street, 1st floor, Trenton, New Jersey 08611. LaBate first became licensed on October 15th, 1994; and
2. On or about June 24th, 2019, Anne LaBate and LaBate Commercial Real Estate licenses were renewed for the 2019-2021 renewal cycle; and
3. A salesperson working for LaBate Commercial Real Estate was not renewed for the 2019-2021 renewal cycle and subsequently was involved in nine sales of commercial properties from July 2019 to September 2022 while unlicensed; and
4. LaBate Commercial Real Estate's policy is that LaBate is responsible for renewing her salesperson's licenses; and
5. LaBate Commercial Real Estate's policy is that the real estate license renewal fee be paid by the brokerage; and

6. LaBate admits that she forgot to finish the online renewal process for the salesperson at issue after the salesperson submitted their qualifying questionnaire for the 2019 renewal cycle; and

7. The salesperson subsequently completed their continuing education requirements for the 2019 license cycle even though their license had not been renewed; and

8. On or about June 2021 LaBate discovered that she failed to renew her salesperson's license, but failed to disclose this discovery to the salesperson; and

9. LaBate's salesperson engaged in a transaction after LaBate knew her salesperson's license was inactive; and

10. LaBate failed to prevent her salesperson from engaging in real estate activity while he was unlicensed; and

11. LaBate's failure to renew the salesperson's license and failure to notify the salesperson of the salesperson's inactive license status demonstrates incompetency under N.J.S.A. 45:15-17(e); and

12. LaBate allowing a salesperson to engage in unlicensed activity through her brokerage demonstrates incompetency under N.J.S.A. 45:15-17(e); and it is further

ORDERED AND AGREED based on the above facts. LaBate admits to the following:

1. LaBate violated N.J.S.A. 45:15-17(e) because her conduct demonstrates incompetency.

Based on the above it is hereby:

ORDERED AND AGREED that LaBate shall pay a fine in the amount of five thousand dollars (\$5,000). The fine shall be paid within sixty (60) days of the receipt of the full execution of this Consent Order. The fine shall be payable by certified check, cashier's check or money

order made payable to the "State of New Jersey" and sent to the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey, 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on the property, interception of state income tax refunds through the Set Off of Individual Liability ("SOIL") program in the Division of Taxation and/or levy on bank accounts; and it is further.

ORDERED AND AGREED that LaBate shall complete three (3) hours of continuing education coursework in the subject area of office management. Proof of completion of the same shall be submitted to Commission staff within ninety (90) days of the full execution of this Consent Order. Completion of the education prescribed herein shall not count towards the ordinary continuing education requirement for license renewal; and it is further

ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file #10018192. The Commission reserves the right to take further administrative action if it obtains any other information that LaBate may have violated New Jersey Real Estate Licensing Law, N.J.S.A. 45:15-1.1 to 42 and corresponding regulations, N.J.A.C. 11:5-1.1 to 12.8; and it is further

ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitutes a final resolution of the violations contained herein; and it is further

ORDERED AND AGREED that by signing below, LaBate confirms that:

- a. She is not under any disability, mental or physical, nor under the influence of any medication, intoxicant or other substance that would impair her ability to knowingly and voluntarily execute this Consent Order; and

- b. She is entering into this agreement knowingly and voluntarily, that she has not been subject to any coercion or threats regarding the execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to her to secure her acceptance of the provisions of this Consent Order.

Dated: Oct 31, 2024



Eugenia Bonilla, President
New Jersey Real Estate Commission

Dated: August 8, 2024



Anne LaBate
Respondent

Subscribed and sworn to before me on this 8 day of August, 2024

Anne LaBate signed this document and sworn
by Joseph Abdelkodos

Notary Public 

