

DIVISION OF REAL ESTATE  
DEPARTMENT OF COMMERCE  
P.O. BOX 146711  
160 EAST 300 SOUTH  
SALT LAKE CITY, UTAH 84114-6711  
Telephone: (801) 530-6747

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BEFORE THE DIVISION OF REAL ESTATE OF  
THE DEPARTMENT OF COMMERCE  
OF THE STATE OF UTAH

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In the Matter of the Application of  
**LARRY C. BEDDOME** to Act as a Principal  
Broker

ORDER ON APPLICATION FOR  
RENEWAL

Case No. RE-10-51202

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On August 12, 2010, Larry C. Beddome (Applicant) submitted to the Utah Real Estate Commission (Commission) and the Division of Real Estate (Division) an application to renew his license to practice as a principal broker. The application was reviewed in an informal proceeding to determine whether Applicant meets the licensing requirements of Utah Code Ann. § 61-2f-203(1) (2010). The presiding officer, on behalf of the Division and pursuant to a grant of authority from the Commission, now makes the following analysis and order.

**REASONS FOR DECISION**

On February 1, 2010, Applicant was charged in case number 105801531 with driving under the influence, a class B misdemeanor; and with driving on wrong side of road, a class C misdemeanor. On May 19, 2010 Applicant pleaded guilty to an amended charge of impaired driving, and the charge of driving on wrong side of road was dismissed. Applicant was sentenced to a suspended jail term of 90 days, fined \$1,000, placed on supervised probation for 12 months, and ordered to complete certain education and treatment.

Utah Code Ann. § 61-2f-301 (2010) requires real estate licensees to report a criminal conviction to the Division within ten business days. Applicant failed to do so.

Utah Code Ann. § 61-2f-203(1) (2010) requires that the Division and Commission determine whether an applicant meets the requirements of honesty, integrity, truthfulness, reputation, and competency. Utah Admin. Code § R162-2-2.11 requires the Division and the Commission to consider an applicant's criminal history in making this determination.

Applicant's criminal history during the past term of licensure demonstrates a lack of respect for the law and for the safety of others, which reflects negatively on his integrity and reputation. Applicant's failure to report his conviction to the Division within the time mandated by statute reflects negatively on his honesty and competency. Therefore, Applicant does not meet the requirements of Section 61-2f-203(1) (2010) for unrestricted licensure.

Although concerned that Applicant is scheduled to remain on probation with the court until approximately May of 2011, the presiding officer simultaneously notes that the criminal offense under consideration does not involve fraud, misrepresentation, or deceit and that this incident appears to be an isolated instance of poor judgment rather than an episode in a long history of criminal behavior. Therefore, the presiding officer finds that issuing a probationary license is justified.

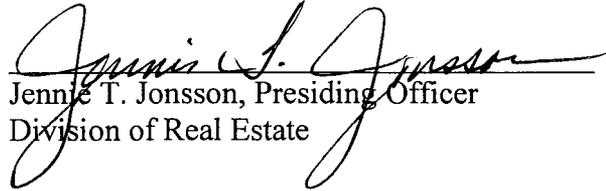
### **ORDER**

Based on the above analysis, Larry C. Beddome's application for licensure as a principal broker is granted, and the license is placed on probation for the renewal period. During the probationary period, Mr. Beddome shall comply with all laws and with the rules regulating his profession, including all reporting requirements, and shall conduct himself in a way that demonstrates his qualification and fitness for continuing licensure as a real estate professional.

This order shall be effective on the signature date below.

DATED this 17<sup>th</sup> day of August, 2010.

UTAH DIVISION OF REAL ESTATE

  
Jennie T. Jonsson, Presiding Officer  
Division of Real Estate

Notice of Right to Administrative Review:

Review of this order may be sought by filing a written request for administrative review with the Director of the Division of Real Estate within thirty (30) days after the issuance of this order. Any such request must comply with the requirements of Utah Code Ann. § 63G-4-301 and R151-46b-12 of the departmental rules.

CERTIFICATE OF MAILING

I hereby certify that on the 17 day of August, 2010, a true and correct copy of the foregoing document was sent first class mail, postage prepaid, to the following:

Larry C. Beddome  
1029 25<sup>th</sup> St.  
Ogden, UT 84401

Renda Christensen