

Real Estate Intermediaries Licensing & Registration

► Provisions for the
Licensing of Real Estate
Agents, Property Brokers,
Branch Managers and
Property Consultants in
Malta



REAL ESTATE
LICENSING BOARD

Chapter 615 of the laws of Malta

The Real Estate Agents, Property Brokers and Property Consultants Act (Chapter 615 of the laws of Malta) came into force on the 7th July 2020 and regulates the licensing of real estate agents, property brokers, property consultants and branch managers in Malta.

Pursuant to the provisions of this Act, no person shall carry on the activity of a property broker or real estate agent or be employed or engaged as a branch manager or property consultant unless he/she is holder of a license issued under this Act.

- ▶ For applications in their completed form and applications that are still being processed and determined, Article 3 of SL 615.03 states:
 - ▶ **applicants shall not be withheld from continuing in the exercise of their trade or profession during the period in which the application is being processed and determined, unless the Board directs otherwise when the circumstances so require.**

SL 615.03

Key Party		Definition
Real Estate Agent		A natural person having a licence as an intermediary for the sale or lease of land and employs one or more branch managers and/or property consultants;
Branch Manager		A natural person having a licence and is employed to supervise any property consultant;
Property Consultant		A natural person having a licence as an intermediary for the sale or lease of land and is employed or engaged by an estate agent.
Property Broker		A natural person having a licence as an intermediary for the sale or lease of land and who does not employ any branch managers and, or any property consultants;

Basic Licence Requirements

► The Act specifies the following basic licence requirements:

Requirement	Real Estate Agent	Branch Manager	Property Consultant	Property Broker
Requirements				
Age at Registration in Yrs	18	18	18	18
ECTSs at Level 4 in an approved Real Estate Qualification	12	12	8	12
Exclusion Criteria				
Bankruptcy	√	√	√	√
Not Fit and Proper	√	√	√	√

The Application Forms



The Application Forms



Form EA1

Licence Application - All individuals conducting the activity of a Property Broker or a Real Estate Agent or employed/engaged as a Branch Manager and/or Property Consultant are required to fill in an EA1 form



Form EA2

Trade name registration - If a person carries out the activity of a Real Estate Agent or a Property Broker under a tradename, one is required to fill in an EA2 form

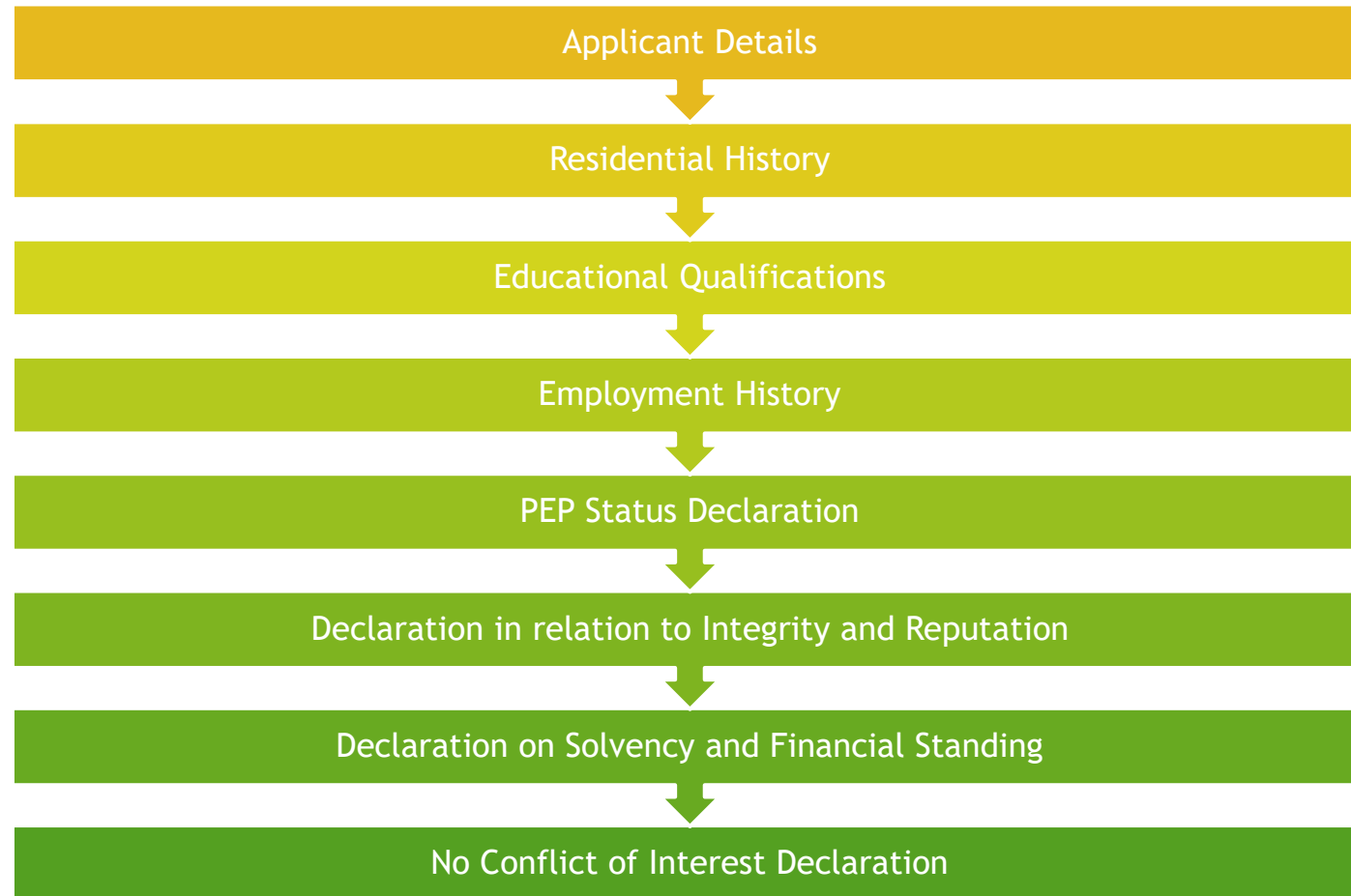


Form EA3

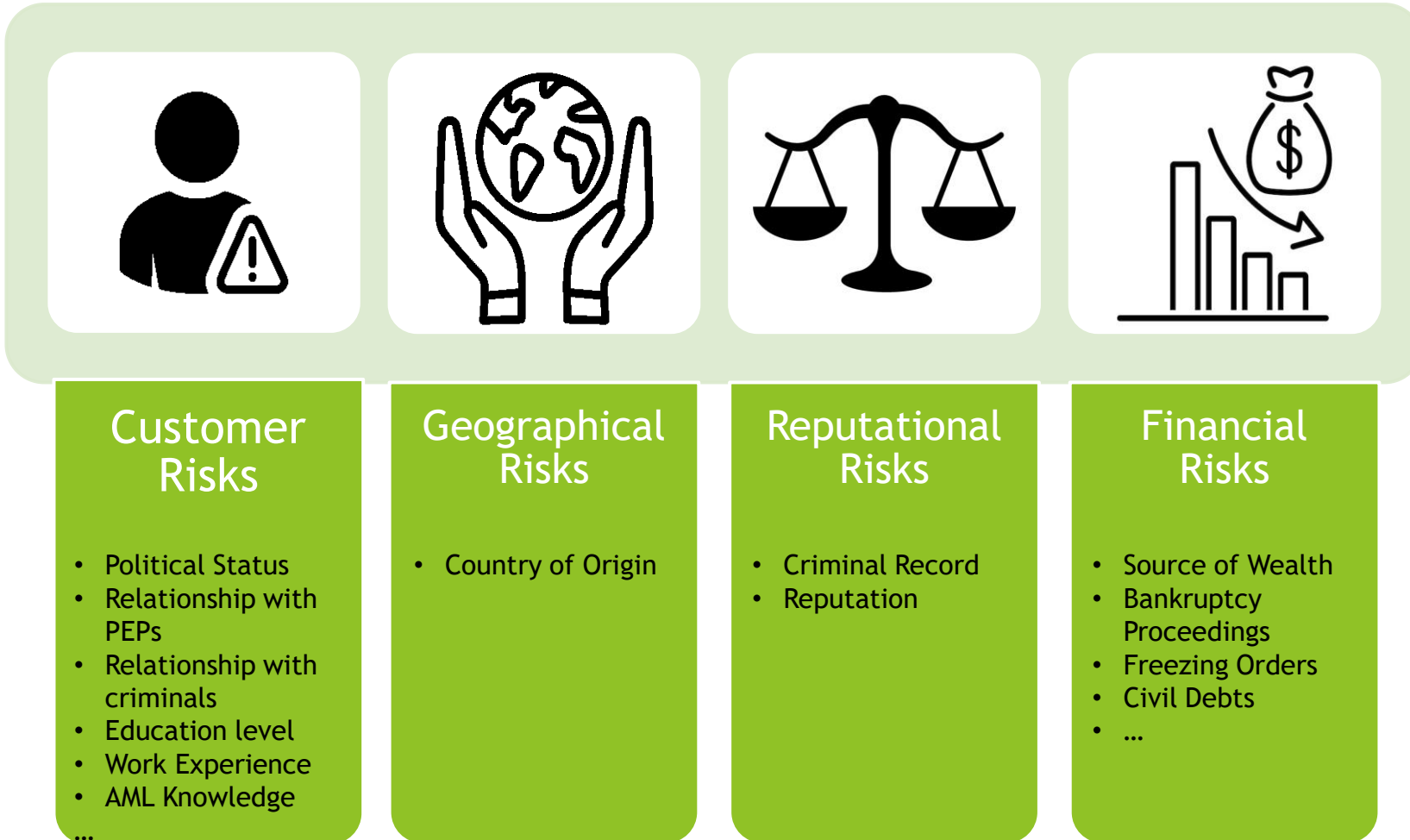
If a person operates through a Private (LTD) or Public (PLC) Company holding a company registration number (C-number) or a Legally Recognised Partnership holding either a partnership registration number (P-number) or a Civil Partnership, that person must also register that business undertaking through Form EA3



Key Details for Application Completion



Fit and Proper Checks



Work Experience in Real Estate Regulations (S.L. 615.02)

Every person who intends to obtain a licence in terms of the Act, and until such licence is obtained, desires to gain work experience in real estate, may submit an application to the Board, requesting permission to undertake a period of work experience with a licensed property broker or real estate agent or a branch manager and assist in the functions of the property broker, real estate agent or branch manager under his regular supervision **for a period not exceeding twelve (12) months**

Validity and Renewal of License

A licence shall, unless it is sooner cancelled, or in accordance with the provisions of the Act, remain valid until the expiration of five (5) years in respect of which it is issued,

And shall be renewed after the expiration of the said period unless there are grounds not to renew the licence as provided under the Act.

Phase 1 of Operations



Licensing of Individuals working in the Sector

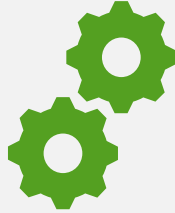


Registration of Trade Names operating in the sector



Registration of Companies operating in the sector

Phase 2 of Operations



Simplifying the current Licensing Applications and Fit & Proper Processes



Amending the current Legislation



Strengthening Up - Compliance & Enforcement

Phase 2 of Operations



Finalising Licensing & Registration of Companies operating in the sector



Establish a Basic Course Framework



Establish the Continuous Professional Development (CPDs) Courses

Next Phases of Operations



Establish Requirements & Processes for renewal of Licences



Strengthen Liaison with other Local Supervisory Authorities



Strengthen Liaison with other EU Licensing and regulatory bodies

Next Phases of Operations



**Fully Fledged IT Licensing
Management System**



**Code of Practice, Code of
Ethics & Regulations**



**New Obligations arising from
New Law**

THANK YOU



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www.realestateregistration.gov.mt