
*Government Notice No. 126 of 2026***THE REAL ESTATE AGENT AUTHORITY ACT 2020****Regulations made by the Minister, after consultation with the
Real Estate Agent Board, under section 43 of the
Real Estate Agent Authority Act 2020**

1. These regulations may be cited as the Real Estate Agent Authority (Registration and Fees) Regulations 2026.
2. In these regulations –
 - “Act” means the Real Estate Agent Authority Act 2020;
 - “certificate of registration” means the certificate issued under section 16(5) of the Act.
3. (1) For the purpose of section 16(2) of the Act, every application for registration as a real estate agent shall be made to the Authority electronically through the National Electronic Licensing System in such form and manner as the Authority may approve.
(2) An application under paragraph (1) shall be accompanied by –
 - (a) the non-refundable processing fee specified in the First Schedule; and
 - (b) such other information as the Authority may require.
4. (1) An application may be made by –
 - (a) an individual;
 - (b) a company; or
 - (c) a *société* or partnership registered under the Business Registration Act.

(2) The particulars to be submitted when submitting an application shall include –

- (a) full name and contact details of the applicant;
- (b) the National Identity Card number of the applicant or corporate registration number of the company;
- (c) details of professional qualifications and experience of the applicant;
- (d) a declaration of compliance with the Act;
- (e) confirmation of eligibility under section 16(3) and (4) of the Act; and
- (f) such other particulars as the Authority may determine.

(3) Where the Authority grants an application for registration, it shall, on payment of the fee specified in the First Schedule, issue a certificate of registration.

5. (1) A certificate of registration shall be valid for a period of one year and may be renewed for further periods of one year.

(2) Any person who intends to renew his certificate of registration shall, at least 30 days before the expiry thereof, make an application to the Authority.

(3) An application under paragraph (2) shall be accompanied by the renewal fee specified in the First Schedule.

(4) Where an application for renewal is made after the expiry of the certificate of registration, the application shall, in addition to the renewal fee, be accompanied by a penalty of 25 per cent of annual fee and an additional one per cent surcharge per month or part thereof, that the renewal fees remain unpaid.

(5) A certificate of registration shall not be transferrable without the prior written approval of the Authority.

6. (1) Every holder of a certificate of registration shall comply with Code of Conduct and Practice set out in the Second Schedule.

(2) An applicant shall, at all times, conduct his professional activities in strict conformity with the Code of Conduct and Practice set out in the Second Schedule.

(3) The applicant shall ensure that his action, representation and dealings with any client, stakeholder and the public reflect integrity, transparency and accountability.

(4) Any person who breaches the Code of Conduct and Practice may be subject to disciplinary action or suspension or revocation of his certificate of registration by the Authority.

7. (1) The holder of a certificate of registration shall ensure that he makes an advertisement in such manner that it does not mislead any person.

(2) Every advertisement must conform with the principle of objectivity and adhere to the highest ethical standard.

(3) Every advertisement shall clearly display the applicant's full name together with the certificate of registration number issued under these regulations.

8. An applicant shall notify, within five working days, the Authority of any material change in the information provided in the application which may have occurred, whether before or after the issue of a certificate of registration.

- 9.** The Authority shall maintain the Register in accordance with section 18 of the Act, and inspection of the Register shall be subject to the fees prescribed in the First Schedule.
- 10.** These regulations shall come into operation on 1 August 2026.

Made by the Minister, after consultation with the Real Estate Agent Board, on 1 July 2026.

FIRST SCHEDULE
[Regulations 3, 6 and 11]

FEES

	(Rs)
1. Non-refundable processing fee, in respect of –	
(a) an individual	2,000
(b) a company	2,000
(c) a <i>société</i> /partnership	2,000
2. Issue of certificate of registration, for –	
(a) a real estate agent (individual, company, <i>société</i> /partnership)	20,000
(b) a land promoter/property developer (individual, company, <i>société</i> /partnership)	100,000
3. Renewal of registration for (payable upon approval of application for renewal) –	
(a) real estate agent (individual, company, <i>société</i> /partnership)	20,000
(b) land promoter/property developer (individual, company, <i>société</i> /partnership, other)	100,000
4. Inspection of register (payable upon approval of request) –	
(a) Inspection of register	500
(b) Certified copy or extract	500

SECOND SCHEDULE

[Regulation 8]

CODE OF CONDUCT AND PRACTICE**1. Scope and objectives**

(1) This Code of Conduct and Practice (the Code) sets out the minimum standards of professional conduct and client care for any real estate agent.

(2) (a) The Code complements the Act and serves as a reference point for discipline.

(b) Any breach of this Code may result in disciplinary action leading to the suspension or revocation of registration of the real estate agent.

2. Professional competence

(1) Every real estate agent shall exercise skill, care, diligence and competence in all real estate agency work.

(2) Every real estate agent must have sound knowledge of the provisions of the Act, any Regulations made under the Act and other applicable laws.

(3) Every real estate agent must undertake continuing education, as required by the Authority.

3. Professional conduct

(1) Every real estate agent must act in good faith, comply with fiduciary obligations, and deal fairly with all parties.

(2) Every real estate agent must not mislead, provide false information, or withhold material facts from his client.

(3) Every real estate agent must not engage in conduct likely to bring the industry into disrepute.

(4) Every real estate agent must ensure any advertisement is fair, accurate, and not misleading, and must display his full name and registration number in the advertisement.

4. Reporting misconduct

(1) Every real estate agent must report to the Authority any reasonable suspicion of misconduct or unsatisfactory conduct by another agent.

(2) Every real estate agent must report any unlicensed practice immediately.

(3) A real estate agent must not misuse the complaints or disciplinary process.

5. Duties of agent

(1) Every real estate agent shall prominently display this Code in its places of business and on websites.

(2) Every real estate agent must ensure proper supervision and management of the work of employees and contractors.

(3) Every real estate agent must maintain confidentiality of client information, except where disclosure is legally required or consented to by the client in writing.

(4) Every agent must notify the Authority of any material change in particulars provided at registration.

6. Client and customer care

(1) Every real estate agent must act in the best interests of his client, communicate regularly with his client, and avoid subjecting his client to undue pressure.

(2) Every real estate agent must advise his client to seek legal or technical advice before signing any contractual document.

(3) Every real estate agent must disclose known defects and significant risks in real estate transaction.

(4) A real estate agent must not impose unreasonable conditions in an agency agreement.

(5) Every real estate agent must avoid any conflict of interest, including acting for multiple commissions in the same transaction.

7. Record keeping and transparency

(1) Every real estate agent must submit all offers in writing to his clients and retain copies of same for at least 12 months.

(2) Every real estate agent must explain –

(a) commission structures;

(b) marketing expenses; and

(c) contractual obligations clearly,

before any agreement is signed.

(3) Every real estate agent must ensure advertising and marketing conform to the client's instructions.

8. Complaints and dispute resolution

(1) Every real estate agent must maintain written in-house procedures for complaints and inform the client of same and display same prominently in his office.

(2) Every real estate agent must inform his client of his right to access the Authority's complaints process directly.

(3) Every real estate agent must, within 10 working days, notify the Authority of any complaint made against him and its outcome within 10 working days.
