Government Notice No. 125 of 2026

THE REAL ESTATE AGENT AUTHORITY ACT 2020

Regulations made by the Minister, after consultation with the Real Estate Agent Board, under sections 20 and 43 of the Real Estate Agent Authority Act 2020

1. These regulations may be cited as the Real Estate Agent Authority (Transaction Fees) Regulations 2026.

2. In these regulations –

"Act" means the Real Estate Agent Authority Act 2020;

"real estate transaction" means a sale, purchase, or rental of immovable property carried out by a real estate agent.

3. For the purpose of section 20(1) of the Act, the maximum fee chargeable by a real estate agent in respect of a real estate transaction shall be as specified in the Schedule.

4. 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.

SCHEDULE

[Regulation 3]

Transaction type	Party liable to pay fee	Maximum fee chargeable by real estate agent (%)	
Sale or purchase of immovable property	Buyer	2	of the value of transaction
	Seller	2	
Rental of immovable property (short-term – not exceeding 12 months)	Landlord	8	
	Tenant	8	
Rental of immovable property (long-term – exceeding 12 months)	Landlord	8	
	Tenant	8	

In this Schedule –

"value of transaction" means –

(a) the total consideration payable under the deed of sale or transfer for the sale or purchase of immovable property;

(b) the total rent payable for the full duration of the short-term rental for rental of immovable property;

(c) the rent payable for 12 months for long-term rental for rental of immovable property; or

(d) such other basis as the Board may determine, with the approval of the Minister.