

# Real Estate Licence

## Who Requires A Real Estate License?

The Act stipulates that every individual carrying out the activity of a

- (i) **property broker**; or
- (ii) **real estate agent**; or
- (iii) **engaged as a branch manager**; or
- (iv) **property consultant**,

must obtain the relevant licence by **31<sup>st</sup> of December 2021**.

**The application should be submitted according to your current role in the sector.** If you carry out the activities of a **Branch Manager and a Property Consultant** you may **apply for both license types**.

**No other licenses types can be held at the same time.**

## Is the License Mandatory?

**Yes.**

All persons conducting the activity of a property broker or real estate agent or employed or engaged as a branch manager or property consultant after the **31<sup>st</sup> of December 2021** require the licence (refer to Section A).

Persons who act as intermediaries on an Occasional Basis need to be Registered with the Licensing Board (refer to section B).

## What happens if I do not apply for a license?

The Act provides that any person who operates as an intermediary within the industry and does not possess either a license or a recognition from the real estate licensing board, **shall be liable to an administrative fine (multa) which is not to exceed twenty thousand Euro (€20,000).**

## What is the purpose of the Legal Notice (Att Legali) 498 - Determination of Licensing Applications Regulations - issued on 24th December 2021?

Legal Notice 498 (2021) states that any person, exercising his trade or profession in real estate and to whom the provisions of the Act [Real Estate Agents, Property Brokers And Property Consultants Act (Cap. 615)] apply, **who submitted an application for a licence in its completed form to the Board by the 31st December, 2021, shall not be withheld from continuing in the exercise of his trade or profession** during the period in which his application is being processed and determined, unless the Board directs otherwise when the circumstances so require

## What is the purpose of the Legal Notice (Att Legali) 497 - Work Experience in Real Estate - issued on 24th December 2021?

Legal Notice 497 (2021) states that every person who intends to obtain a licence in terms of the Act [Real Estate Agents, Property Brokers And Property Consultants Act (Cap. 615)], and until such license is obtained, desires to gain work experience in real estate, may submit an application to the Board using the prescribed form <https://environment.gov.mt/en/real-estate-license/Documents/declarationOfApprenticeship.docx>, requesting permission to undertake a period of work experience, for a period not exceeding twelve (12) months, 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/her regular supervision.

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## Section A

### What are the Requirements to apply for the License?

Such persons applying for a real estate license

- (i) **Must be at least eighteen (18) years of age**
- (ii) **Are in possession of:-**
  - a. **a recognised Certificate in Real Estate and**
  - b. **a Health and Safety Certificate.**

### Applicants MUST also provide

- a. ID/Residence Permit/Passport - please provide a copy of your identity card / Residence Permit from both sides.
- b. Recent Police conduct (not older than 1 month before the date of application submission).
- c. Declaration by Notary or Certified Public Accountant with warrant number stating your financial position (i.e., if you are facing any bankruptcy proceedings or otherwise).
- d. Passport sized photo.

### What type of Real Estate Certificate do I require?

If you operate as a **Real Estate Agent, Property Broker, or a Branch Managers**, you must hold a certificate with a **minimum of 12 ECTS at Level 4**, recognised by either **Malta Qualifications Recognition Information Centre (MQRIC)** or the **Malta Further and Higher Education Authority (MFHEA)**.

If you operate as a **Property Consultant**, you must hold a certificate with a **minimum of 8 ECTS at Level 4**, recognised by either **Malta Qualifications Recognition Information Centre (MQRIC)** or the **Malta Further and Higher Education Authority (MFHEA)**.

## What type of Health and Safety Certificate do I need?

There **is no minimum requirement of ECTSs or minimum level of Malta Qualification Framework (MQF)** for the Health and Safety Certificate. The only requirement is that the educational institution is **accredited/recognised by the MFHEA**.

## How can I Apply for the Real Estate Licence?

Applications can be found [here](#).

I already applied, but now I have additional documents/information that I need to provide. Do I need to apply again?

**No.**

If you have additional documents/information that you have not submitted initially, you may send these as attachments on [applicationreab@gov.mt](mailto:applicationreab@gov.mt) stating your full name, ID card number and application reference number (FEA1-<>-21).

## I am a Real Estate Agent. Do I need to apply for anything else?

If you carry out the activity of a Real Estate Agent under a **tradenname**, you **are required to fill in the EA2 form**.

If your agency is a limited liability company **registerd with the Malta Business Registry (MBR)**, therefore, holding a company registration number (C-number), you **are required to fill in an EA2 and an EA3 form**.

## Do I need to fill in the Personal Questionnaire?

The personal questionnaire is **mandatory and all fields are to be answered**. The information requested is required by the Real Estate Licensing Board to make an informed decision with regards to issuing a license or otherwise. Neglecting to fill in all information necessary will simply prolong the period it takes for the application to be processed.

## For How Long Is the License Valid?

A licence shall be valid for a maximum term of five (5) years from the date of issue. It is possible to renew a licence following its expiration. Terms and conditions apply.



## Section B

### What Does Occasional Basis mean?

"**Occasional basis**" means acting as an intermediary in the process of negotiating and arranging **not more than two (2) transactions per annum** involving the acquiring or disposing or leasing of land.

### What Do I Need to do if I act as an Intermediary on Occasional Basis?

**All persons acting as an intermediary on Occasional Basis** are required to inform the Licensing Board of their intention to carry out such occasional activity by sending **an email on [applicationreab@gov.mt](mailto:applicationreab@gov.mt)** stating their Name, Surname, and ID Card Number together with scanned copies of

- a. their ID Card or Residence Permit (Front & Back) and
- b. a filled and signed [Declaration of Occasional Intermediary Acts](#).

### Are there any more requirements for persons acting as an intermediary on Occasional Basis?

The Board **may require** such persons who carry out the activity on an occasional basis to **furnish it with information on the number and value of transactions on an annual basis**, and, or on an ad hoc basis as the Board may consider necessary.



If you have any further queries, you may contact the Real Estate Licensing Unit by sending an email on [enquiriesreab@gov.mt](mailto:enquiriesreab@gov.mt) or calling the enquiry line on **23316349** during the stipulated contact hours on the website.

