Council for Estate Agencies

MEDIA RELEASE

**28 July 2026**

# CEA EXTENDS LICENCE AND REGISTRATION VALIDITY PERIODS AND INTRODUCES A CURRENCY REQUIREMENT

1. As part of a Whole-of-Government effort to foster a pro-enterprise environment, the Council for Estate Agencies (CEA) will be extending the validity periods for all property agency licences[1] and property agent registrations[2] from one year to three years. The upcoming licensing and registration renewal exercise for existing property agencies and property agents at the end of 2026 will kickstart the first three-year cycle, which will run from 1 January 2027 to 31 December 2029. New property agencies and agents will be issued licences and registrations with a three-year validity period, commencing from the date they join the industry, and expiring on 31 December of the third year.

2. To uphold industry professionalism under the extended registration period, a new Currency Requirement (CR) for property agents will be introduced. Property agents must either complete at least three property transactions[3] over their three-year registration period, or pass a Refresher Examination, to be eligible for registration renewal for another three years. This CR ensures that property agents maintain currency of knowledge and provide up-to-date advice to their clients.

3. All property agents who have not completed at least three transactions by the end of the three-year cycle are eligible to sit for the Refresher Examination, and will be guaranteed a seat for the Refresher Examination. Further details of the Refresher Examination will be announced by the first half of 2029.

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[1] Property agencies are required to apply for a licence to conduct estate agency work in Singapore.
[2] Property agents are required to be registered via a licensed property agency to conduct estate agency work in Singapore.
[3] Transactions include sale, purchase, and rental of (1) HDB flat; (2) Private residential properties; (3) Commercial properties; and (4) Industrial properties; and sale of (5) Foreign properties, as well as (6) En bloc sales.

4. “During our engagements with industry stakeholders, they have consistently highlighted the potential risk posed by property agents who do not complete transactions regularly – that these agents may be less familiar with evolving rules and regulations, property transaction processes, and market trends, which could inadvertently affect the accuracy of advice given to clients. As property transactions are one of the largest financial decisions Singaporeans make, it is therefore important that property agents meet the new Currency Requirement as we extend the licence and registration validity period to three years,” said Mr Chan Khar Liang, Executive Director of CEA.

5. The CR, developed in consultation with the industry, complements the annual Continuing Professional Development (CPD) requirement, an existing registration renewal criterion for property agents. Since 1 January 2026, property agents have to complete 16 CPD training hours per year to maintain their registrations. All such existing annual requirements will continue to apply.

6. Property agents who have just joined the industry will not be required to complete any transaction in their first year, which gives new property agents time to build up their skills and client base. From their second year of registration, they will be required to meet the CR. This means that they will need to either complete at least two transactions over the remaining two years of their registration period, or pass the Refresher Examination, to be eligible for renewal.

7. Agents who are unable to meet the CR due to extenuating circumstances, such as serious medical issues or those handling complex property transactions which may take more time, may be considered for waivers on a case-by-case basis. More details on the implementation of the CR can be found in the Annex.

8. Consumers will continue to be able to check the transaction records and registration details of property agents at the CEA Public Register at www.go.gov.sg/ceapublicregister.

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**About the Council for Estate Agencies**

The Council for Estate Agencies (CEA) is a statutory board established in 2010 under the Estate Agents Act to regulate and promote the development of a professional and trusted real estate agency industry. The key responsibilities of the CEA are to license property agencies and register property agents, promote the integrity and competence of property agencies and property agents, and equip consumers with the necessary knowledge to make informed decisions in property transactions involving property agents. For more information, please visit: www.cea.gov.sg.

**Annex**

## THREE-YEAR LICENCE AND REGISTRATION REGIME

1. In consultation with the industry, the validity period for property agency licences and property agent registrations will be extended from one year to three years from 1 January 2027, which will reduce administrative workload for property agencies and agents in having to do yearly renewals.

2. CEA will continue to charge the licence and registration fees annually. This means that property agencies and agents will not need to make a large lump sum payment at the point of renewal every three years. Property agencies and agents will benefit from paying the application fee for renewal only once every three years.

| | **Property Agency** | | **Property Agent** | |
|---|---|---|---|---|
| | Application Fee | Licence Fee | Application Fee | Registration Fee |
| Current | $120 once every 2 years | From $330[4] a year | $60 once every 2 years | $280 a year |
| From 1 Jan 2027 | $120 once every 3 years | No change | $60 once every 3 years | No change |

3. Existing property agencies and agents will transition to a three-year licence or registration from 1 January 2027 upon renewal, after their current one-year licence or registration ends on 31 December 2026.

4. New property agencies and agents who join the industry on or after 1 January 2027 will commence their three-year licence or registration from the date when they join the industry. Their licence or registration will end on 31 December of the third year.

[4] Licence fees are tiered by the size of property agencies. For full details, refer to https://www.cea.gov.sg/real-estate-professionals/for-estate-agents/apply-for-an-estate-agent-licence/

## CURRENCY REQUIREMENT

5. From 1 January 2027, property agents must meet the Currency Requirement (CR) by either successfully completing at least three property transactions within the three-year registration period or passing a Refresher Examination, to be eligible for registration renewal for the following three-year period.

6. Property agents who fail to meet the CR and wish to return to the industry will have to re-take and pass the Real Estate Salesperson Examination before they do so.

Qualifying Transactions

7. CEA will recognise the following types of transactions for the CR:
    a. HDB resale and rental transactions;
    b. Private residential sale, resale and rental transactions;
    c. Commercial sale, resale and rental transactions;
    d. Industrial sale, resale and rental transactions;
    e. Foreign property sale transactions;
    f. En bloc transactions.

Exemptions and Waivers

8. Property agents who have just joined the industry will not be required to complete any transaction during their first year to allow them time to build up their skills and client base.

9. Agents who are unable to meet the CR due to extenuating circumstances can apply to CEA through their agencies for waivers on a case-by-case basis.