



## REFORM RECOMMENDATIONS FOR ESTATE AGENTS

The European Commission has published updated reform recommendations on regulation of seven business services including estate agents. The aim is to incentivise and assist Member States in creating a regulatory environment that is conducive to growth, innovation and job creation and remove remaining obstacles in the single market for services. The recommendations address national rules that regulate access to and exercise of these services, for instance by reserving broad areas of activities to professionals with specific qualifications or limiting the types of company forms and ownership structures allowed. Only limited progress has been made since the initial reform recommendations were published in 2017. The specific recommendations per country for estate agents are as follows:

- Cyprus, Croatia, Czechia, Ireland, Slovakia, Slovenia and Sweden should consider the possibility of opening access to the activities currently exclusively reserved to real estate agents to other professionals.
- Austria, Belgium, Cyprus, Czechia, Denmark, France, Ireland, Slovenia, Slovakia and Sweden should evaluate to what extent the duration of mandatory qualification requirements is indispensable in view of the services provided by estate agents and the objectives of regulation.

- Croatia, Finland, Hungary, Italy and Sweden should consider creating alternative pathways to access the profession.
- Belgium should evaluate the need for shareholding and voting rights restrictions.
- Cyprus and Malta should reassess the justification for and proportionality of requiring 100% of shares to be held by real estate agents.
- Italy should evaluate the need for and proportionality of the ban on incompatible activities.
- Spain should review existing regional regulations, as they could lead to confusion regarding access to and exercise of this profession and could create obstacles to mobility.
- Slovakia should remove the requirement for holders of qualifications from other EU Member States to go through a procedure to have their academic diplomas recognised.

Together with its Communication on taking stock of and updating the reform recommendations for regulation in professional services of 2017 the European Commission published a working document with useful information at national level including a summary of regulation for each country.

**CEPI's Regulatory Support Group will examine the details of the reform recommendations carefully but in the meantime for more information please check this [link](#).**