

The Board of Supervision of Estate Agents's Regulatory Code

KAMFS 2008:9 – FMN 2008:2

The Board of Supervision of Estate Agents's Provisions on the Notification of Temporary Activities as Estate Agent

decided on 5 September, 2008

The Board of Supervision of Estate Agents prescribes the following pursuant to section 2 b of the Estate Agents Ordinance (1995:1028).

Section 1

Section 2 b of the Estate Agents Ordinance (1995:1028) contains regulations on how a notification on temporary activities as estate agent must be done, the contents of the notification, and the proof and certificates to be attached to it. It also contains a regulation saying that the Board of Supervision of Estate Agents issues more detailed provisions about these proof and certifications.

Section 2

Proof of the nationality of the estate agent's nationality, and documents certifying that the estate agent

1. is legally established as an estate agent in an EEA state or Switzerland (the Member State of establishment); or
2. has conducted activities as an estate agent for a minimum of two of the past ten years during the previous ten years in an EEA state or Switzerland if the profession is not subject to special regulations there.

consists in a certificate from a competent authority, notary public, or a qualified professional body.

The certificate must show whether the activity in the Member State of establishment has covered estate agent services for different kinds of property or only estate agent services for tenancies.

Section 3

Proof that the estate agent has the liability insurance referred to in section 6 § first paragraph, point 2 of the Estate Agents Act (1995:400) may consist in an certificate issued by the insurer.

The certificate should be worded as follows: It is hereby attested that (name and personal identity number of the estate agent) has the liability insurance specified in section 6 § first paragraph, point 2 of the Estate Agents Act (1995:400) compared with section 11 § of the Estate Agents Ordinance (1995:1028).

The certificate must specify whether the liability insurance covers a *full registration* or a *registration of a rental agent*.

Section 4

Foreign proof or certificates attached to a notification of temporary activities must be translated into Swedish by an authorised or otherwise approved translator.

These provisions enter into force on 15 October, 2008.

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NON OFFICIAL TRANSLATION