



Useful information for estate agents established abroad

Registration of estate agents in Sweden

This fact sheet includes brief information about the rules for persons who hold the formal qualifications that are required in an EEA state or Switzerland for access to and the practice of the profession of estate agent there, and who want to apply for registration as an estate agent in Sweden.

General

Different types of registrations

Registration can cover all classes of estate agent services (*full registration*) or only estate agent services for tenancies (*registration of rental agent*).

Registration can be for an unlimited amount of time, or for one year (registration of temporary activity). We have a fact sheet specifically about *Registration of temporary activity*.

Education requirements

For full registration, a Swedish university education and supervised work practice with a registered estate agent in Sweden is required. For registration as a rental agent, only supervised work practice is required.

People who are qualified to work as estate agents in another EEA state or in Switzerland can have their qualification recognised when applying for registration as estate agent in Sweden.

The Swedish Board of Supervision of Estate Agents is a government agency with responsibility for supervising registered estate agents.

The Board issues fact sheets in a series entitled USEFUL INFORMATION whose can be ordered from the Swedish Board of Supervision of Estate Agents or downloaded from the Board's website.

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Recognition of foreign education or experience

Recognition of foreign qualifications only applies for those who hold the formal qualifications that are required for access to and the practice of the profession of estate agent in the other country.

Those who have an incomplete real estate education from a foreign country, or similar experience, may in some cases be credited for this as part of the Swedish real estate education. In those cases, the assessment of the unfinished education will be conducted by a university or university college with previous experience of comparing that particular foreign education with the equivalent Swedish courses in the real estate education. The Swedish Board of Supervision of Estate Agents does not conduct these assessments, and can not give any information about the assessments made by the universities or university colleges.

What type of qualifications are recognised?

An education can only be credited to an application for registration if it has been approved in an EEA state or Switzerland. This also applies for professional experience.

Full registration

The assessment of the foreign qualifications depends on whether the estate agent profession is regulated, in other words, if specific professional qualifications are needed in order to practice the profession of estate agent in the country where the applicant received the qualification.

The estate agent profession is regulated

If the estate agent profession is regulated in an EEA state or Switzerland, the required education for practising the profession of estate agent in that country will be recognised.

The estate agent profession is not regulated

If the estate agent profession is not regulated, the two following forms of qualification from an EEA state or Switzerland will be recognised.

- Two years professional experience as an estate agent on a full-time basis during the past ten years or on a part-time basis for a corresponding longer period of time in an EEA State or Switzerland **and** certification of having completed the secondary education in an EEA state or Switzerland that prepared the applicant to practice the estate agent profession.



- Proof that he or she has completed a regulated secondary school education for estate agents lasting at least one year in an EEA state or Switzerland.

Registration of rental agents

The following two forms of foreign qualification meet the education requirement for registration of rental agents.

- The required competence certification for rental agents in EEA states or in Switzerland.
- Verified rental agent certificates, acquired in an EEA state or Switzerland.

What does it mean that a foreign qualification is recognised and credited?

Full registration

If the foreign qualification is credited, the Swedish education requirements for full registration shall be considered fulfilled if the applicant has also passed a test of aptitude (see below).

Registration of rental agents

If the foreign qualification is credited, the Swedish education requirements for registration of rental agents are fulfilled.

Proof of foreign qualification

Proof of foreign qualification, professional experience or other competence consist of verifications or certificates from a competent authority, notary public or qualified trade association in the country where the applicant acquired the education or competence.

The Swedish Board of Supervision of Estate Agents can demand that qualified authorities or organisations in other member states verify the authenticity of verifications and certificates from that country.

The Swedish Board of Supervision of Estate Agents can demand that the applicant provides the information about the education that is deemed necessary for comparing it with the Swedish real estate education.

Proof that the applicant does not have an injunction against carrying on a business

In order to be credited for a foreign qualification from a country where the estate agent profession is regulated, proof that the applicant does



not have an injunction against carrying on a business shall also be provided.

The proof shall be issued by a competent authority, notary public or a qualified trade association in the country where the applicant acquired the qualification.

The proof may be submitted as a certified copy, and may not be more than three months old.

Test of aptitude

An applicant with a foreign qualification credited to their full registration must also pass a test of aptitude in order to be registered.

The test of aptitude should be structured in such a way that those who pass it are deemed to have the required knowledge to be an estate agent in Sweden. The test should also cover the parts of the Swedish real estate education that are not included in the applicant's education. When assessing what should be included in the test of aptitude, the foreign education and possible credits in other subjects that are part of the Swedish real estate education are taken into account. The applicant's professional experience as an estate agent in other countries is also taken into consideration.

The test of aptitude shall be carried out in Swedish.

Tests of aptitude are held at certain universities and university colleges. It may also be arranged by other organisers or individual examiners that have been approved by the Swedish Board of Supervision of Estate Agents.

Organisers and examiners that are responsible for the test of aptitude have the right to charge those who take the test.

If an application is denied by the Swedish Board of Supervision of Estate Agents due to the applicant not having passed a test of aptitude, the required content of the test of aptitude for that applicant will be stated.

For more information about tests of aptitude, please contact one of the following institutions:

- University of Gävle; contact Tommy Gerdemark (026-64 85 00). The university college only provides tests of aptitude to those who have been notified by the Swedish Board of Supervision of Estate Agents that they must supplement their application with such a test.



- Malmö University, contact Henrik Swensson (040-665 73 06). The university college offers tests of aptitude as commissioned education. In other words, the offer only applies for those who have, or are being offered, employment at a company, on the condition that the company signs an agreement.
- Lars Tegelberg, examiner (073 967 88 43)

For more information, please contact FMN by telephone 08-555 524 60 or by email registrator@fastighetsmaklarnamnden.se.

Proof of passed test of aptitude

Proof of the applicant having passed a test of aptitude shall be attached to the application.

The proof shall be composed of a certificate from the organiser who arranged the test.

Other requirements for right to registration

For those who refer to foreign qualifications in their application for registration, more or less the same rules apply as for those who refer to a Swedish qualification. Those who apply for registration

- shall be at least 18 years old,
- shall not be an undischarged bankrupt, not have an injunction against carrying on a business, and not have an administrator, in accordance with Chapter 11 Section 7 of the Parental Code,
- shall be honourable and suitable as an estate agent,
- shall have liability insurance,
- shall intend to work as an estate agent,

The following proof and certifications shall be attached to an application regarding these other requirements

From those who reside in Sweden

- Proof that the applicant does not have an administrator, in accordance with Chapter 11 Section 7 of the Parental Code, issued by the chief guardian in the municipality where the applicant resides. The proof shall be submitted in original and may not be more than one month old at the time of the application.



- Proof that the applicant has insurance for the liability for damages that he or she may incur by neglecting his or her obligations under Sections 8-22 of the Estate Agents Act.
- Proof of insurance may consist of a certificate from the insurance company, with the following wording: *Härmed intygas att (mäklarens namn och person nr.) har en sådan ansvarsförsäkring som anges i 6 § 2 fastighetsmäklarlagen (2011:666) jämförd med 20 § fastighetsmäklarförordningen.* Translation: We hereby certify that (name and personal identity number of the estate agent) has the liability insurance referred to in Section 6, 2 of the Estate Agents Act (2011:666) compared with Section 20 of the Estate Agents Ordinance. The certificate shall make clear if the liability insurance is for *full registration* or *registration of rental agents*.

From those who do not reside in Sweden

- Proof that the applicant is not a minor, issued by a competent authority, or other official documents where the age on the applicant is stated. The proof may be submitted as a certified copy, and may not be more than three months old at the time of the application.
- Proof that the applicant is not an undischarged bankrupt, issued by a competent authority or other official body in the country where the applicant resides, verifying that the applicant is not an undischarged bankrupt. The proof may be submitted as a certified copy, and may not be more than three months old at the time of the application.
- Proof that the applicant does not have an administrator, in accordance with Chapter 11 Section 7 of the Parental Code, issued by the chief guardian in Stockholm municipality. The proof shall be submitted in original and may not be more than one month old at the time of the application.
- Proof that the applicant does not have an injunction against carrying on a business, issued by a competent authority or other official body in the country where the applicant resides, showing that the applicant does not have an injunction against carrying on a business in that country. The proof may be submitted as a certified copy, and may not be more than three months old at the time of the application.
- Proof that the applicant has insurance for the liability for damages that he or she may incur by neglecting his or her obligations under Sections 8-22 of the Estate Agents Act. Proof of insurance may consist of a certificate from the



insurance company, with the following wording: *Härmed intygas att (mäklarens namn och personnummer) har en sådan ansvarsförsäkring som anges i 6 § 2 fastighetsmäklarlagen (2011:666) jämförd med 20 § fastighetsmäklarförordningen.* Translation: We hereby certify that (*name and personal identity number of the estate agent*) has the liability insurance referred to in Section 6, 2 of the Estate Agents Act (2011:666) compared with Section 20 of the Estate Agents Ordinance. The certificate shall make clear if the liability insurance is for *full registration* or *registration of rental agents*.

Application for registration

An application for registration can either be submitted via our Direct application service on the FMN website, or by completing an application form and sending it to the Board by post. For Direct applications, all required proof and certificates shall be sent by post. Please observe that Direct application can only be used by applicants with a Swedish personal identity number.

In the application, it shall be stated whether registration is sought for all classes of estate agent services (*full registration*) or only for estate agent services for tenancies (*registration of rental agents*). The application shall also state that the applicant intends to work as an estate agent.

Language in the application and attached documents

The language in the application and attached documents shall be in Swedish or translated into Swedish.

The translations shall be carried out by an authorised translator or similarly established translator. Information regarding authorised translators can be received from the Legal, Financial and Administrative Services Agency.

Application fee

An application fee is levied for the application for registration. The fee is SEK 2 300 and shall be paid to PlusGiro account 95 57 72-9. The application will not be processed until the application fee has been received by the Swedish Board of Supervision of Estate Agents.