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G.N. 588

NOTICE

**INVEST TURKS AND CAICOS ISLANDS AGENCY (VALIDATION) ACT
2026**

(Act 11 of 2026)

NOTICE is given that Her Excellency the Governor assented to the Invest Turks and Caicos Islands Agency (Validation) Act 2026 on 29th June 2026. The Act is published as a supplement to this Gazette.

**Tracey Parker
Clerk to the Parliament
30th June 2026**

G.N. 589

NOTICE

**REAL ESTATE (BROKERS AND SALESMAN) LICENSING
(AMENDMENT) ACT 2026**

(Act 12 of 2026)

NOTICE is given that Her Excellency the Governor assented to the Real Estate (Brokers and Salesman) Licensing (Amendment) Act 2026 on 29th June 2026. The Act is published as a supplement to this Gazette.

**Tracey Parker
Clerk to the Parliament
30th June 2026**

TURKS AND CAICOS ISLANDS

**INVEST TURKS AND CAICOS ISLANDS AGENCY
(VALIDATION) ACT 2026**

(Act 11 of 2026)

ARRANGEMENT OF SECTIONS

SECTION

1. Short title and commencement
2. Validation



TURKS AND CAICOS ISLANDS

INVEST TURKS AND CAICOS ISLANDS AGENCY (VALIDATION) ACT 2026

(Act 11 of 2026)

Assent.....29th June 2026

Publication in Gazette.....30th June 2026

Commencement..... in accordance with section 1

**AN ACT TO VALIDATE THE INVEST TURKS AND CAICOS ISLANDS AGENCY
(AMENDMENT) ACT 2022.**

ENACTED by the Parliament of the Turks and Caicos Islands.

Short title and commencement

1. This Act may be cited as the Invest Turks and Caicos Islands Agency (Validation) Act 2026 and shall come into operation on publication in the *Gazette*.

Validation

2. The purpose of this Act is to validate the following made under the Invest Turks and Caicos Islands Agency (Amendment) Act 2022—

- (a)* actions taken by the Agency to assist to carry out due diligence procedures for any permit to be issued under the investment category in the Immigration Act; and
- (b)* policies made under section 31A of that Act.

TURKS AND CAICOS ISLANDS

**REAL ESTATE (BROKERS AND SALESMAN) LICENSING
(AMENDMENT) ACT 2026**

(Act 12 of 2026)

ARRANGEMENT OF SECTIONS

SECTION

1. Short title and commencement
2. Interpretation
3. Section 5 amended
4. Section 6 amended
5. Section 7 amended
6. Section 7A inserted
7. Section 33 amended
8. Transitional provisions



TURKS AND CAICOS ISLANDS

REAL ESTATE (BROKERS AND SALESMAN) LICENSING (AMENDMENT) ACT 2026

(Act 12 of 2026)

Assent.....29th June 2026

Publication in Gazette.....30th June 2026

Commencement..... in accordance with section 1

**AN ACT TO AMEND THE REAL ESTATE (BROKERS AND SALESMAN)
LICENSING ACT 2004.**

ENACTED by the Parliament of the Turks and Caicos Islands.

Short title and commencement

1. This Act may be cited as the Real Estate (Brokers and Salesman) Licensing (Amendment) Act 2026 and shall come into operation on publication in the *Gazette*.

Interpretation

2. In this Act, “principal Act” means the Real Estate (Brokers and Salesman) Licensing Act 2004.

Section 5 amended

3. Section 5 of the principal Act is amended—

(a) in subsection (2), by inserting the following paragraphs after paragraph (a)—

“(aa)for an applicant who falls under subsection (5) or (6), proof of the applicant’s British Overseas Territory citizenship, Permanent Residence or any other form of legal status in the Islands;

(ab)for an applicant who falls under subsection (6), proof that he is ordinarily resident in the Islands, including—

- (i) passport pages with immigration stamps;
 - (ii) title of residential property or lease agreement;
 - (iii) utility bill; and
 - (iv) any other documentation that the Permanent Secretary, Finance may require to prove the person's residence.”; and
- (b) by inserting the following new subsections after subsection (5)—

“(6) Notwithstanding subsection (1), an individual who on 30 December 2024 is not a Turks and Caicos Islander and was a salesman for not less than five years from that date—

- (a) who is a British Overseas Territory citizen with connection to the Islands or a permanent resident; and
- (b) who is ordinarily resident in the Islands.

may apply to be licensed as a salesman under this Act, and the individual for the purposes of an application under this section, shall be taken to be qualified to be licensed.

(7) An individual who wishes to continue to engage as a salesman under subsection (6) shall submit an application within twenty-one days of commencement of this Act.

(8) For purposes of this section—

“ordinarily resident in the Islands” means being physically present in the Islands for at least 183 days in 12 consecutive months of any year.”.

Section 6 amended

4. Section 6(2) of the principal Act is amended by inserting the following paragraph after paragraph (a)—

“(aa)for an applicant who falls under subsection (3)—

- (i) proof of the applicant's form of legal status in the Islands; and
- (ii) proof that the person was licensed as a broker on 30 December 2024.”.

Section 7 amended

5. Section 7(2) of the principal Act is amended by inserting the following paragraph after paragraph (a)—

“(aa)for an applicant who falls under subsection (5), evidence showing to the satisfaction of the Permanent Secretary, Finance that on 30 December 2024—

- (i) the business is a Turks and Caicos Islander business; or

- (ii) was licensed under the Business Licensing Act as a real estate agency or to conduct trade in real estate.”.

Section 7A inserted

6. The principal Act is amended by inserting the following section after section 7—

“Conditions of licence for a broker

7A.(1) As a condition for a licence, a person, company or partnership licensed as a broker shall—

- (a) establish and implement training and mentoring programmes, and bear the associated costs; and
- (b) establish an internship and apprenticeship system within the business, and bear the associated costs.

(2) Training, mentoring, internship and apprenticeship under subsection (1) shall be provided for Turks and Caicos Islanders.”.

Section 33 amended

7. Section 33 of the principal Act is amended by correcting the numbering of paragraphs to paragraphs (a), (b), (c) and (d), and inserting the following paragraph—

- “(e) prescribe the terms and procedures for training, mentorship, internship and apprenticeship.”.

Transitional provisions

8. (1) Subject to subsections (2) and (3), an individual actively engaged in the trade of real estate in the Islands who on 30 December 2024 was a salesman for not less than one year and not more than five years from that date, and who is ordinarily resident in the Islands, but does not meet the requirements of section 5(1), (5) or (6) of the Act, may continue to engage as a salesman for a period of two years from the date of commencement of this Act, and after the expiration of this period, the individual must satisfy the requirements of section 5(1), (5) or (6) to be eligible for licensing as a salesman under this Act.

(2) An individual who wishes to continue to be engaged as a salesman under subsection (1) shall submit an application to the Permanent Secretary, Finance within twenty-one days of commencement of this Act.

(3) An application made under subsection (2) shall be made in such form as may be determined by the Ministry and accompanied by—

- (a) proof of the applicant’s form of legal status in the Islands; and
- (b) proof that the individual was actively engaged in the trade of real estate in the Islands on 30 December 2024 as a salesman;

(c) proof that he is ordinarily resident in the Islands, including—

(i) passport pages with immigration stamps;

(ii) title of residential property or lease agreement; and

(iii) utility bill; and

(d) any other documentation that the Permanent Secretary, Finance may require to prove the person qualifies to continue to engage as a salesman under subsection (1).

(4) An individual falling within the scope of subsections (1), (2) or (3) is exempt from the requirements of section 5(2)(d) or 6(2)(c), as applicable, (i.e. the requirement to pass an examination set and administered by a body or an institution in the Islands which is recognised by the Minister).

(5) For purposes of this section—

“ordinarily resident in the Islands” means being physically present in the Islands for at least 183 days in 12 consecutive months of the preceding year.”.

**INVEST TURKS AND CAICOS ISLANDS AGENCY
(AMENDMENT) ACT 2022**

NOTICE OF COMMENCEMENT 2026

(Legal Notice 8 of 2026)

MADE by the Governor under section 1 of the Invest Turks and
Caicos Islands Agency (Amendment) Act 2022. *Act 36 of 2022*

The 30th day of June 2026 is appointed as the day on which Invest
Turks and Caicos Islands Agency (Amendment) Act 2022 shall
come into operation.

MADE this 29th day of June 2026.

**DILEENI DANIEL-SELVARATNAM
GOVERNOR**

TURKS AND CAICOS ISLANDS

**REAL ESTATE (BROKERS AND SALESMEN)
LICENSING ACT 2004**

**REAL ESTATE (BROKERS AND SALESMEN)
LICENSING (AMENDMENT) REGULATIONS 2026**

(Legal Notice 9 of 2026)

ARRANGEMENT OF REGULATIONS

REGULATION

1. Citation and commencement
2. Interpretation
3. Schedule 1 amended
4. Schedule 2 amended

TURKS AND CAICOS ISLANDS

**REAL ESTATE (BROKERS AND SALESMEN)
LICENSING ACT 2004**

**REAL ESTATE (BROKERS AND SALESMEN)
LICENSING (AMENDMENT) REGULATIONS 2026**

(Legal Notice 9 of 2026)

MADE by the Minister under section 33 of the Real Estate (Brokers and Salesmen) Act 2004.

Citation and commencement

1. These Regulations may be cited as the Real Estate (Brokers and Salesmen) Licensing (Amendment) Regulations 2026 and shall come into operation on publication in the *Gazette*.

Interpretation

2. In these Regulations principal Regulations means the Real Estate (Brokers and Salesmen) Licensing Regulations 2025.

Schedule 1 amended

3. Schedule 1 to the principal Regulations is amended by deleting Form 1 and substituting—

“FORM 1

(Regulation 3(1))

FORM OF APPLICATION FOR BROKER’S LICENCE

Type of application: ☐ New ☐ Renewal

PART 1 — BASIS OF APPLICATION

Tick the one route that applies. The supporting evidence required depends on the route selected. Complete Part 2 (all applicants) and then the Part that corresponds to the route ticked.

- ☐ **Route A — Individual broker (standard):** a Turks and Caicos Islander applying under section 6(1). Complete Part 3A.
- ☐ **Route B — Company or partnership (standard):** a 100% Turks and Caicos Islander-owned business applying under section 7(1). Complete Part 3B.
- ☐ **Route C — Grandfathered individual broker:** an individual applying on the basis of having been licensed as a broker on 30 December 2024. Complete Part 3C.
- ☐ **Route D — Grandfathered business:** a business applying under section 7(5) on the basis that, on 30 December 2024, it was a Turks and Caicos Islander business or was licensed under the Business Licensing Act as a real estate agency or to conduct trade in real estate. Complete Part 3D.

PART 2 — APPLICANT DETAILS (ALL APPLICANTS)

1. Name of applicant (in full)
2. Name under which the business will be carried on
3. Name of the individual designated to act as representative (if a partnership or company)
4. Business address in the Turks and Caicos Islands
5. Registered office in the Turks and Caicos Islands (if a company)
6. Mailing address (if different from business address)
7. Email address
8. Telephone numbers — Business; Residence/Mobile
9. Nationality (country of citizenship)
10. Immigration status (legal status in the Islands — e.g. Turks and Caicos Islander, British Overseas Territories Citizen with connection

to the Islands, Permanent Resident, or other lawful immigration status)

11. Will the applicant (or any partner, director, controller or senior executive) be engaged or employed in any business, occupation or profession other than real estate business? *Yes / No — if Yes, give full particulars
12. Is the applicant (or any partner, director, controller or senior executive) a discharged or undischarged bankrupt, or presently a party to bankruptcy proceedings?
Yes / No — if Yes, give full particulars
13. Is there an unpaid judgment outstanding against the applicant?
Yes / No — if Yes, give full particulars
14. Has the applicant (or any partner, director, controller or senior executive) been convicted under any law of a criminal offence, other than summary traffic offences, or are any proceedings now pending?
Yes / No — if Yes, give full particulars

PART 3A — INDIVIDUAL BROKER (STANDARD, SECTION 6(1))

15. Proof of the applicant's Turks and Caicos Islander status (attach)
16. Evidence that the applicant maintains an office in the Islands from which the real estate business is conducted (attach)
17. Documentary evidence of having passed the recognised examination, or a statement that an exemption applies (state basis)

PART 3B — COMPANY OR PARTNERSHIP (STANDARD, SECTION 7(1))

18. Evidence, to the satisfaction of the Permanent Secretary, Finance, that the business is 100% Turks and Caicos Islander owned (attach)
19. Evidence that the business maintains an office in the Islands from which it conducts its real estate business (attach)

20. Name of the individual who shall act as the representative of the business
21. Documentary evidence of the representative having passed the recognised examination, *or* a statement that an exemption applies (state basis)

PART 3C — GRANDFATHERED INDIVIDUAL BROKER

22. Proof of the applicant’s form of legal status in the Islands (attach)
23. Proof that the applicant was licensed as a broker on 30 December 2024 (attach)

PART 3D — GRANDFATHERED BUSINESS (SECTION 7(5))

24. Evidence, to the satisfaction of the Permanent Secretary, Finance, that on 30 December 2024 the business either—
 - (i) was a Turks and Caicos Islander business; or
 - (ii) was licensed under the Business Licensing Act as a real estate agency or to conduct trade in real estate (attach)

DECLARATION

I declare the above statements to be true and correct. I understand that if any information contained in this application is false or misleading, the Permanent Secretary, Finance may refuse this application or revoke any licence granted.

_____	_____
Signature of applicant (or representative)	Date ”.

Schedule 2 amended

4. Schedule 2 to the principal Regulations is amended by deleting Form 2 and substituting—

“FORM 2

(Regulation 3(2))

FORM OF APPLICATION FOR SALESMAN’S LICENCE

Type of application: ☐ New ☐ Renewal

PART 1 — BASIS OF APPLICATION

Tick the one route that applies. The supporting evidence required depends on the route selected. Complete Part 2 (all applicants) and then the Part that corresponds to the route ticked.

- ☐ **Route A — Standard (section 5(1)):** a Turks and Caicos Islander. Complete Part 3A.
- ☐ **Route B — Permanent grandfather (section 5(5)):** an individual who, on 30 December 2024, was not a Turks and Caicos Islander and who, on 26 October 2004, was eligible to be licensed as a salesman under section 34 of the Act. Complete Part 3B.
- ☐ **Route C — Permanent grandfather (section 5(6)):** an individual who, on 30 December 2024, was not a Turks and Caicos Islander and had been engaged as a salesman for at least five years as at 30 December 2024, who is a British Overseas Territories Citizen with connection to the Islands or a permanent resident, and who is ordinarily resident in the Islands. Complete Part 3C.

Note: an individual who was a salesman for not less than one year but not more than five years as at 30 December 2024 does not apply on this Form. That cohort applies on the separate transitional application form under section 8. The commencement date of the Amendment Act is 30 June 2026.

PART 2 — APPLICANT DETAILS (ALL APPLICANTS)

1. Name of applicant (in full)
2. Name of licensed broker who will be the salesman’s principal

3. Business address in the Turks and Caicos Islands
4. Mailing address (if different from business address)
5. Email address
6. Telephone numbers — Business; Residence/Mobile
7. Nationality (country of citizenship)
8. Immigration status (legal status in the Islands — e.g. Turks and Caicos Islander, British Overseas Territories Citizen with connection to the Islands, Permanent Resident, or other lawful immigration status)
9. Particulars of occupation during the last three years
10. Will you be engaged or employed in any business, occupation or profession other than as a real estate salesman?
Yes / No — if Yes, give full particulars
11. Are you a discharged or undischarged bankrupt, or presently a party to bankruptcy proceedings?
Yes / No — if Yes, give full particulars
12. Is there an unpaid judgment outstanding against you?
Yes / No — if Yes, give full particulars
13. Have you ever been charged, indicted or convicted under any law of a criminal offence, other than summary traffic offences, or are any proceedings now pending?
Yes / No — if Yes, give full particulars

PART 3A — STANDARD APPLICANT (SECTION 5(1))

14. Proof of the applicant's Turks and Caicos Islander status (attach)

15. Documentary evidence of having passed the recognised examination, or a statement that an exemption applies (state basis)

**PART 3B — PERMANENT GRANDFATHER APPLICANT
(SECTION 5(5))**

16. Proof of British Overseas Territory citizenship, Permanent Residence, or other form of legal status in the Islands (attach)
17. Evidence that, on 26 October 2004, the applicant was eligible to be licensed as a salesman under section 34 of the Act (attach)
18. Documentary evidence of having passed the recognised examination, or a statement that an exemption applies (state basis)

**PART 3B — BOTC, PERMANENT GRANDFATHER APPLICANT
(SECTION 5(6))**

19. Proof of British Overseas Territory citizenship, Permanent Residence, or other form of legal status in the Islands (attach)
20. Evidence that the applicant had been engaged as a real estate salesman for not less than five years as at 30 December 2024 (attach)
21. Proof of ordinary residence in the Islands (being physically present in the Islands for at least 183 days in 12 consecutive months of any year).
22. Attach each of the following:
 - ☐ Passport pages with immigration stamps
 - ☐ Title of residential property or lease agreement
 - ☐ Utility bill
 - ☐ Any other documentation the Permanent Secretary, Finance may require to prove residence
23. Documentary evidence of having passed the recognised examination, or a statement that an exemption applies (state basis)

I declare the above statements to be true and correct. I understand that if any information contained in this application is false or misleading, the Permanent Secretary, Finance may refuse this application or revoke any licence granted.

Date

In accordance with section 5(2)(b) of the Real Estate (Brokers and Salesmen) Licensing Act 2004, I hereby recommend the above-named applicant as a proper and responsible person to be licensed as a salesman under the Act.

Date _____

In accordance with section 5(2)(c) of the Real Estate (Brokers and Salesmen) Licensing Act 2004, I hereby declare that the above-named applicant, if granted a licence, is to act as a salesman employed by or associated with and representing the licensed broker named above.

”

CHARLES WASHINGTON MISICK
MINISTER RESPONSIBLE FOR FINANCE

EXPLANATORY NOTE

(This Note is not part of the Regulations)

These Regulations provide for the replacement of forms of application for brokers and salesmen.