



GETTING LICENCED

All persons trading in Real Estate are required to be licensed as a Broker or Salesman under the Real Estate (Brokers & Salesmen) Licensing Act 2004 (the Act) as amended.

Realtors may apply for a Brokerage Licence as an Individual, Partnership, or Company. Sections 6 and 7 of the Act mandate that Brokerage Licences will only be issued to 100% Turks & Caicos Islander-owned businesses, unless qualifying under specific grandfathering provisions.

LICENSING REQUIREMENTS

Broker's Licence

Applications must be submitted to the Permanent Secretary of Finance (PS Finance) or her designated delegate at the Inland Revenue Department. Every standard application must be accompanied by:

- Proof that the business entity is 100% owned by a Turks and Caicos Islander, or otherwise satisfies the legal requirements of the updated grandfathering provisions.

- Evidence that the applicant operates a physical, functional office within the Turks and Caicos Islands.
- The official name of one designated individual who is authorized to act as the company's legal representative.
- Payment of the prescribed \$2,000 application fee.

✦ Ongoing Section 7A Condition: As a statutory condition of holding a broker's licence, the individual, company, or partnership must establish, implement, and fully fund formal training, mentoring, internship, and apprenticeship programmes tailored specifically for Turks and Caicos Islanders.

Salesman's Licence

Application must be made to the Permanent Secretary of Finance (PS Finance) or her delegate at the Inland Revenue Department & must be accompanied by:

- A written recommendation from a broker licensed under the Ordinance
- Proof of employment with a licensed broker
- Payment of the required \$100 fee
- Proof that the applicant is a Turks and Caicos Islander, or otherwise qualifies under grandfathering provisions

LICENCE RENEWAL

Licences expire on March 31 of the following year.

- Renewal applications must be submitted before the expiration date.

Renewal fees:

- Broker's Licence: \$2,000
- Salesman's Licence: \$100
- Approved renewals receive a newly issued licence.

DISPLAY & COMPLIANCE

- Brokers must display their licence at their place of business.
- Salesmen must keep their licence at their broker's office.
- Licences must be presented upon request by an authorized officer or a police officer.

ENFORCEMENT & APPEALS

- Failure to comply may result in fines, suspension, or revocation.
- Licence denials can be appealed in writing to the Minister responsible for Finance.



SUSPENSION & REVOCATION

- Licences may be suspended or revoked due to non-compliance.
- Suspended or revoked licences must be returned to the Permanent Secretary, Finance within two business days.
- Brokers must return salesmen's licences upon termination of employment.



Permanent Grandfathering – Section 5(6)

A person is eligible to apply under section 5(6) if, as at 30 December 2024, he or she:

- Had been engaged as a real estate salesman for at least five (5) years;
- is a British Overseas Territories Citizen with connection to the Turks and Caicos Islands or a Permanent Resident; and
- is ordinarily resident in the Turks and Caicos Islands.

Applicants under this category must complete Revised Form 2 – Route C.

Transitional Grandfathering – Section 8

A person is eligible to apply under section 8 if, as at 30 December 2024, he or she:

- had been actively engaged as a real estate salesman for not less than one (1) year but not more than five (5) years;
 - is ordinarily resident in the Turks and Caicos Islands; and
 - does not otherwise qualify under section 5.
- Applicants under this category must complete the Section 8 Transitional Application Form.

Other Grandfathering Provisions

The legislation also contains separate grandfathering provisions for certain brokers, salesmen and businesses. Persons who believe they may qualify under those provisions are encouraged to contact the Ministry for guidance on the appropriate application process.

CONTACT US



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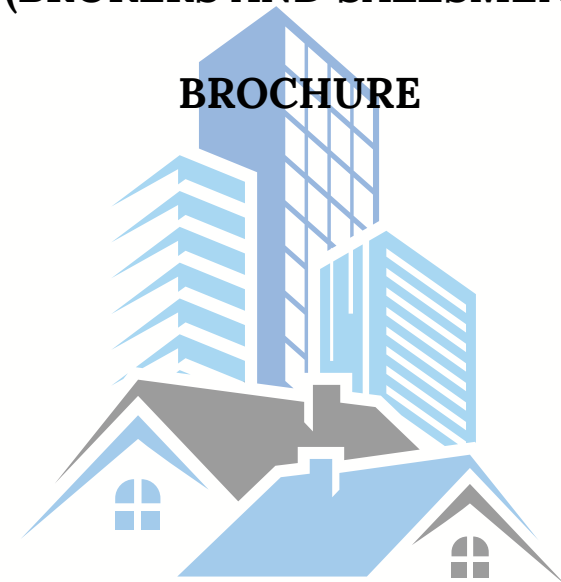
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**TURKS AND CAICOS ISLANDS
REAL ESTATE**

(BROKERS AND SALESMEN)

BROCHURE



June 2026