



The Decision of the Council of Ministers No. (28) of 2019 on Specifying the Conditions and Controls for Licensing Non-Qatari Real Estate Brokerage Firms and Offices to Practise Real Estate Brokerage Works

The Council of Ministers

After having perused the Constitution,

The Law No. (22) of 2017 on Regulating the Real Estate Brokerage Works,

The Emiri Decision No (29) of 1996 on the Decisions of the Council of Ministers referred to the Emir for ratification and promulgation thereof, and

The Proposal of the Minister of Justice,

Decided the following:

Article (1)

Non-Qatari Real Estate Brokerage firms and offices shall fulfil the following conditions to be licensed for the practice of Real Estate Brokerage Works:

- 1- The firm or office shall have specialized international experience in the Real Estate Brokerage field that the state needs.
- 2- The license of the firm or office in its original country shall be valid throughout the period of practising its work in the State.





3- The firm or office shall not have previously been declared bankrupt pursuant to a final judgment.

4- The firm or office shall have been established before at least five years, and has been uninterruptedly practising Real Estate Brokerage Works during that period.

Upon the approval of the Council of Ministers, based on a proposal of the Minister of Justice, the condition of the period stipulated in this clause may be excluded.

5- Providing an insurance policy that covers civil liability arising out of the firm or office works, in accordance with the specifications specified by the Competent Department of Real Estate Brokers' Affairs at the Ministry of Justice.

6- Providing a pledge that the licensed firm or office shall assume all obligations arising from practising Real Estate Brokerage Works in the State.

7- The manager in charge of the firm or office shall fulfill the conditions stipulated in items (2, 3, 4, 5, 6, 7) of Article (3/First) of Law No. (22) of 2017 referred to.

8- The number of Real Estate Brokers planned to work in the firm or office shall not be less than the number specified by the Minister of Justice, and the experience of each broker in Real Estate Brokerage Works shall not be less than five years.

However, the Minister may exclude the work experience period.

Article (2)

The application for obtaining or renewing the license shall be submitted to the Competent Department of Real Estate Brokers' affairs, along with its supporting documents, and the





Department shall undertake the study of the application and submission thereof to the Minister, accompanied with the opinions and recommendations thereof, to decide thereon.

The firm or office shall be registered in the register of Real Estate Brokers after the issuance of the licensing decision and the payment of the prescribed fee.

Article (3)

The license validity period shall be two years, renewable for one or more similar periods.

Article (4)

It is not permissible for Non-Qatari Real Estate Brokerage firms or offices to continue practising the licensed Real Estate Brokerage works, nor accept new works after the expiry or cancellation of the license. However, the Minister of Justice may grant the firm or office, upon its request, a grace period to liquidate the business.

Article (5)

It is permissible by a decision of the Minister of Justice to revoke the license granted to the non-Qatari firm or office, or suspend it temporarily for a period of no more than six months for one of the following reasons:

- 1- If the firm or office no longer fulfils any of the license conditions stipulated in Article (1) of this Decision.





- 2- If the firm or office stops practising the work for a period of three consecutive months without an acceptable excuse.
- 3- If the firm or office practise unlicensed works or activities.
- 4- If the firm or office commits fraud or makes a sever fault.
- 5- If the public interest requires revocation or suspension of the license.

The concerned persons may raise a grievance to the Minister against the decision of the revocation or suspension within fifteen (15) days from the date of notifying them of the decision, and the Minister shall decide on the grievance within thirty (30) days from the date of its submission, and failure to decide on the grievance during such period shall be deemed as an implicit rejection thereof.





Article (6)

Non-Qatari Real Estate Brokerage firms or offices, which exist at the date of entry into force of this decision, shall adjust their statuses in accordance with its provisions, within a period not exceeding six (06) months from the date of its entry into force.

Article (7)

All competent authorities, each within its competence, shall implement this Decision, and it shall enter into force on the day following the date of its publication in the *Official Gazette*.

Abdullah Bin Nasser Bin Khalifa Al Thani

Chairman of the Council of Ministers

Approve this Decision, and it shall be issued.

Tamim Bin Hamad Al Thani

Emir of the State of Qatar

Issued at the Emiri Diwan on: 17/01/1441 (AH)

Corresponding to: 16/09/2019 (AD)

