

ORDER**No. 184, dated 04.05.2022****ON THE APPROVAL OF THE REGULATION OF THE MANDATORY TRAINING PROGRAM FOR CANDIDATES FOR IMMOVABLE PROPERTY INTERMEDIARIES**

Pursuant to Article 102, paragraph 4, of the Constitution of the Republic of Albania; Article 7, paragraph 2, of Law no. 8678, dated 14.05.2001, "On the organization and functioning of the Ministry of Justice," as amended; and Article 9, paragraph 4, of Law no. 9/2022, "On the profession of the immovable property intermediary,"

I HEREBY ORDER:

1. The approval of the "Regulation of the Mandatory Training Program for Candidates for Immovable property Intermediaries," according to the enclosed text, which forms an integral part of this Order.

2. The Ministry of Justice and the training institutions are charged with implementing this Order.

This Order enters into force immediately and shall be published in the Official Gazette.

MINISTER OF JUSTICE
Ulsi Manja

**REGULATION
OF THE MANDATORY TRAINING PROGRAM FOR CANDIDATES FOR IMMOVABLE
PROPERTY INTERMEDIARIES****CHAPTER I
GENERAL PROVISIONS****Article 1
Object**

This regulation sets out the rules regarding the content and organization of the mandatory training program for candidates for immovable property intermediaries, including participation in training, duration, developing methods, knowledge assessment, and training fees.

**Article 2
Objectives of the Mandatory Training Program**

The objectives of the mandatory training program are:

- a) to provide a suitable mandatory training program, based on participants' existing knowledge;
- b) to equip candidates with the necessary professional knowledge for practicing the activity, particularly for reporting suspicious immovable property transactions that may aim to launder money or finance terrorism, in accordance with applicable legislation;
- c) to create a training program that reflects the competencies and duties required for practicing the profession of immovable property intermediary;

- ç) to develop professional capacity and practical skills, and to professionally train and advance participants according to current legislation;
- d) to offer beneficiaries the opportunity to engage in group work, enhancing their professional development and contributing to the overall development of the immovable property mediation system;
- dh) to promote a spirit of professional collaboration among candidates through relevant learning activities.

Article 3

Qualification Goals

Professional development and qualification of candidates for immovable property intermediaries is achieved by acquiring the following competencies:

- a) fulfilling general requirements for the profession of immovable property intermediary in Albania;
- b) obtaining the knowledge, skills, and attitudes necessary for successful professional performance as immovable property intermediaries;
- c) acquiring the knowledge and skills to identify suspicious transactions that may aim at money laundering or terrorist financing according to current legislation, and understanding the obligations arising from the legal framework against money laundering and terrorism financing;
- ç) ability to respond to continuously changing demands and challenges;
- d) ability to apply the required competencies in work (professional, methodological, social, and personal), independently reflect on immovable property mediation issues, consider alternative procedures, and present convincing arguments;
- dh) development of practical skills for exercising the profession;
- e) ability to successfully manage work processes (self-organization, discipline, and ability to handle heavy workloads).

CHAPTER II

THE TRAINING PROGRAM AND ITS ORGANIZATION

Article 4

Mandatory Training Program

1. The mandatory training program focuses on developing the candidates' professional competencies as immovable property intermediaries, practical skills, and their ethical values, as follows:
 - a) enhancing and strengthening professional capacities in national and international legislation;
 - b) drafting the necessary acts for exercising competencies, in accordance with current legislation;
 - c) complying with ethical rules;
 - ç) adapting to specific circumstances and situations while exercising the profession;
 - d) developing skills in the field of immovable property mediation;
 - dh) developing social skills;
 - e) developing practical experience with institutions related to their work;
 - ë) developing research, organizational, and management capacities.
2. These competencies are developed through training modules defined in annex No. 1, enclosed with this regulation, and through practical training assignments given by the trainers.
3. The mandatory training program consists of at least the following topics:

4. a) Civil Code;
b) legislation on immovable property mediation;
c) legislation on immovable properties;
ç) the Code of Professional Ethics for immovable property intermediaries;
d) legislation on the prevention of money laundering and terrorism financing;
dh) commercial law;
e) professional ethics;
ë) other topics determined by the training institutions in the field of immovable property mediation.
5. Based on the needs of candidates for immovable property intermediaries, legal amendments, and practical issues, additional topics may be included in the training program.

Article 5 Training Institutions

1. Training institutions are those defined in Article 9, paragraph 2, of Law no. 9/2022, “On the profession of immovable property intermediary,” and must have their own identifying logo, seal, and use their own bank account.
2. Professional associations of immovable property intermediaries must submit a request to the Minister of Justice for the approval to organize the mandatory training program, along with the respective modules of this training.
3. The Minister of Justice shall decide on the request submitted under paragraph 2 of this article within 60 days of the submission of the request.
4. All training and other activities organized by training institutions shall be published and notified to the relevant structure at the Ministry of Justice.
5. For administrative and academic purposes, the training institution shall create and maintain appropriate registers for candidates for immovable property intermediaries who attend or complete the mandatory training program.

Article 6 Organization of the Mandatory Training Program

1. The mandatory training program is delivered in modules by training institutions.
2. The period of developing the mandatory training program covering professional, theoretical and practical knowledge in the field of immovable property mediation must be no less than 60 hours and is offered to the candidates for immovable property intermediaries in accordance with Law no. 9/2022, “On the profession of immovable property intermediary,” this regulation, and other applicable sublegal acts, regarding the immovable property mediation.
3. For the development of this program, the training institution drafts and approves a schedule for the training activities, the number of training sessions, and their duration, in accordance with paragraph 1 of this article and Law no. 9/2022, “On the profession of immovable property intermediary”.
4. The training institution takes necessary administrative and academic measures and ensures appropriate arrangements for the training of immovable property intermediary candidates.
5. Training institutions may also offer other continuous professional development courses for immovable property intermediaries.
6. The syllabus of the training program shall be published electronically on the official website of the training institution and Ministry of Justice.

Article 7

Training Methodology

Regarding the training methodology, trainers must:

- a) develop an interactive training method;
- b) strive to maintain a balance between the theoretical and practical treatment of issues discussed, with priority given to practical aspects;
- c) ensure constructive, distributed, and non-dominant interventions, allowing ample space for discussions from the participants;
- d) have the ability to combine various training methods (verbal presentation, written presentation, group work, questions, use of audiovisual tools, etc.);
- e) possess the skills to present the material without documentary support and to prepare necessary source materials supporting theoretical and practical aspects, to observe the appropriate level of interaction and support training methods aligned with the objectives and topics of presentations, and to remain within the allocated time for each presentation;
- f) collaborate with other trainers involved in the same training or thematic area.

Article 8

Organization of the Teaching Process

1. The teaching program for candidates for immovable property intermediaries is organized in separate groups. Each group has a specific number of participants relative to the number of registered candidates.
2. The same implementation of the teaching program is guaranteed for each group.
3. The teaching schedule for each group is organized in the form of weekly teaching hours, prepared by the academic staff of the training institution, based on the curriculum plan. The weekly schedule harmonizes teaching elements (lectures, professional debates, independent research, etc.), ensures workload distribution, and specifies the time and classroom for lessons.
4. The teaching schedule is mandatory for all participants and lecturers to follow. It is posted in a visible place, on the notice corner of the training institution, and also published on its official website.

Article 9

Participation in the Mandatory Training Program

1. Candidates for immovable property intermediaries who have expressed interest in attending the mandatory training program are notified electronically by the training institution regarding the thematic teaching program and the schedule of educational activities, which must be followed systematically by them.
2. At the end of each training topic, candidates for immovable property intermediaries receive an electronic copy of the respective topic and a concise bibliography list (including sources used by the academic staff and those recommended for further study).
3. Participation of candidates for immovable property intermediaries registered in the training program is mandatory and is a requirement for receiving the certificate of completion. Participants who miss more than 20% of the program hours will not be issued a certificate.

Article 10

Rights and Obligations of Candidates for Immovable property Intermediaries

1. Candidates for immovable property intermediaries have the right to:

- a) attend all educational activities held within the mandatory training program;
 - b) use the infrastructure provided by the training institution for the educational process, as well as benefit from supportive services offered by this structure;
 - c) express their evaluation of the quality of teaching and the work of the academic staff of the training institution.
2. Candidates for immovable property intermediaries have the obligation to:
 - a) comply with the rules set by the training institution;
 - b) respect the rights of the academic staff and other candidates participating in the training program;
 - c) pay the fee for the mandatory training program, according to Article 11 of this regulation.

Article 11

Fee for the Mandatory Training Program

1. The mandatory training program for immovable property intermediaries is offered by the training institution for a specified fee.
2. The fee for attending the mandatory training program for immovable property intermediaries is 30,000 (thirty thousand) Albanian Lek, which covers all costs for organizing this program.
3. The fee payment is made in favor of the training institution and may be divided into two installments. The first installment is paid at the start of the program and the second before receiving the certificate.
4. Full payment of the fee is a condition for receiving the certificate upon completion of the training program.

CHAPTER III

COMPLETION OF THE MANDATORY TRAINING PROGRAM AND KNOWLEDGE ASSESSMENT

Article 12

Expected Results upon Completion of the Mandatory Training Program

After completing the mandatory training program, participants will be able to, among other things:

- a) understand and have mastered the general and specific aspects of immovable property intermediation;
- b) recognize the general principles and ethics of the immovable property intermediary profession, the rules for practicing the profession and inspecting intermediary offices, as well as the disciplinary procedures applicable to immovable property intermediaries in case of violations;
- c) be capable of interpreting and applying legal provisions in the field of immovable property intermediation, according to the applicable legislation;
- d) understand and apply legislation for the prevention of money laundering and terrorist financing.

Article 13

Knowledge Assessment

1. Upon completion of the training program, the immovable property intermediary undergoes a written exam to assess the knowledge gained during training.

2. The knowledge assessment exam is organized by the training institution based on the modules of the mandatory training program.
3. The exam is scored out of a maximum of 100 points. Candidates who achieve at least 80% of the exam points are considered to have passed.
4. Candidates who do not pass have the right to retake the exam after repeating the mandatory training program.

Article 14
Certificate

1. The training institution issues a certificate of successful completion of the program upon completion of the training and passing the knowledge assessment exam.
2. Participants receive the relevant certificate, signed by the head of the training institution.
3. The certificate includes the participant's full name, exam score, issuance date, serial number, signature of the head, and the institution's official seal.

CHAPTER IV
FINAL PROVISIONS

Article 15
Publication and Entry into Force

1. The regulation of the mandatory training program is published on the official website of the training institution.
2. The regulation enters into force after approval by the Minister of Justice.

ANNEX 1
MODULES OF THE MANDATORY TRAINING PROGRAM

The curriculum of the mandatory training program contains at least the following curricular modules:

No.	MODULE TITLE
1	Civil Code
2	Legislation on immovable property mediation
3	Legislation on immovable property
4	The Code of Professional Ethics for immovable property intermediaries
5	Legislation on the prevention of money laundering and terrorism financing
6	Commercial law
7	Professional ethics
8	Other topics determined by the training institutions in the field of immovable property mediation

I, Jonilda SHEHU, official translator of the English language, certified by the Ministry of Justice with certificate no. 221, date 31.07.2024, declare that I have translated the text presented to me from the source language Albanian into the target language English accurately, with due care and with legal responsibility.

Date 15.08.2025