

**ORDER**  
**No. 185, dated 4.5.2022**  
**ON THE APPROVAL OF THE CODE OF PROFESSIONAL ETHICS FOR**  
**IMMOVABLE PROPERTY INTERMEDIARY**

Based on Article 102, paragraph 4, of the Constitution; Article 7, paragraph 2, of Law no. 8678, dated 14.5.2001, "On the organization and functioning of the Ministry of Justice," as amended, and Article 6, paragraph 3, of Law no. 9/2022, "On the profession of the immovable property intermediary,"

I HEREBY ORDER:

1. The approval of the Code of Professional Ethics for Immovable Property Intermediary, according to the enclosed text of this order.
  2. The General Regulatory Directorate of Legal Matters and immovable property intermediaries are charged with the monitoring and implementation of this order.
  3. The Archive-Protocol Sector is charged with notifying this order.
- This order enters into force immediately and shall be published in the Official Gazette.

MINISTER OF JUSTICE  
**Ulsi Manja**

**CODE OF PROFESSIONAL ETHICS**  
**FOR IMMOVABLE PROPERTY INTERMEDIARY**

**Preamble**

To guarantee the protection of the exercise of the immovable property intermediary profession, as a free and regulated profession, fulfilling the purpose of mediating legal acts for the transfer of ownership/use of immovable property or real rights over them in accordance with the legislation in force;

Recognizing the importance and need to create a legal framework to advance the fight against money laundering and terrorism financing with funds originating from illegal sources, as well as to protect the immovable property sector from these phenomena, defining among others the obligation of the immovable property intermediary to report any suspicion related to vigilance measures;

Taking into consideration the first-time regulation of the immovable property intermediary profession with a special law;

With the purpose of exercising the profession of immovable property intermediary in accordance with the law and the highest ethical and professional standards, and creating a quality mediation service, serving and protecting the interests of every Albanian and foreign citizen within the territory of the Republic of Albania, as well as the Albanian state as a whole;

To establish and enforce the highest standards of ethics and professional conduct consistent with national and international standards in the field of immovable property mediation, ensuring the exercise of the profession and the provision of a high-quality service;

I have decided to approve the Code of Professional Ethics for Immovable Property Intermediary, according to the following rules:

## Article 1

**Object**

The Code of Professional Ethics for Immovable Property Intermediary defines:

- a) standards for respecting and applying the rules of professional ethics in exercising the profession of immovable property intermediary, in service of the lawful interests of natural and legal persons, Albanian and foreign;
- b) rules on the professional rights and responsibilities of the immovable property intermediary during the exercise of their activity;
- c) rights and obligations of the immovable property intermediary in relations with clients, other intermediaries, and state institutions, based on legislation in force and the principles of the rule of law.

## Article 2

**Legal basis**

1. The Code is based on Law no. 9/2022, "On the profession of the immovable property intermediary."
2. The provisions of this Code support, respect, and ensure compliance with the norms regulating the profession and activity of the immovable property intermediary sanctioned by Law no. 9/2022, "On the profession of the immovable property intermediary." They are interpreted and applied in a manner aimed at the most effective fulfillment of the purpose to set the highest standards of professional ethics in the exercise of the profession.

## Article 3

**Scope of Application**

The Code applies throughout the territory of the Republic of Albania and is mandatory for every natural or legal person who carries out immovable property mediation activities in its territory.

## Article 4

**Status of the immovable property intermediary**

1. The immovable property intermediary is the natural person certified by the ministry responsible for justice to mediate the conclusion of an agreement for the realization of the legal act of transfer of ownership of immovable property or real rights over them, who may also organize as a legal entity.
2. The immovable property intermediary, during the exercise of his activity, is subject to the legislation in force and acts issued based on and for its implementation.

## Article 5

**General principles in exercising the profession**

1. The immovable property intermediary performs his duties in compliance with Law no. 9/2022, "On the profession of the immovable property intermediary," and other legal and sublegal acts related to the mediation of immovable property, maintaining the highest professional standards in this sector.

2. The immovable property intermediary must have high personal and professional integrity, act honestly, carefully, and diligently in exercising his activities.
3. The immovable property intermediary must avoid any inappropriate behavior contrary to the law and this Code, as well as actions that could harm or create doubts about his professional and moral character.
4. The immovable property intermediary acts with professionalism, loyalty, honesty, and dignity.
5. The immovable property intermediary, in exercising his competencies, must be objective, independent, and conscious of ethical and professional duties.
6. The immovable property intermediary protects and promotes the interests of clients, treating all parties honestly and impartially, free from personal, political, family, or social interests.
7. The immovable property intermediary must avoid any discrimination based on race, gender, religious belief, ethnicity, or any other form of discrimination.
8. The immovable property intermediary refuses corruption or any action that harms the client.
9. The immovable property intermediary operates with professional responsibility and must inform the client about any action being carried out, according to the mediation contract concluded between them.
10. The immovable property intermediary refuses dishonest practices, tax evasion, money laundering, financing of terrorism, and any other criminal activity.
11. The immovable property intermediary cooperates with authorities responsible for preventing money laundering, financing terrorism or weapons of mass destruction, providing all necessary information in accordance with legislation.

#### Article 6

##### **Principle of confidentiality and professional secrecy**

1. The immovable property intermediary must keep professional secrecy and not disclose data learned during professional activity or from client documents, except when legally required.
2. The immovable property intermediary, during the exercise of his duty, must maintain impartiality and an ethical position regarding the client's interests, providing security and trust.
3. The immovable property intermediary must consider the legitimate rights or interests of clients or parties requesting access to documents administered and provide information according to Law no. 9/2022 and other applicable legal and sublegal acts.

#### Article 7

##### **Responsibilities in exercising the profession**

1. The immovable property intermediary must exercise due professional care in identifying rights for subjects, explaining their rights and obligations from his actions, advising on legal consequences concerning their rights and interests.
2. During mediation of legal acts for the transfer of ownership of immovable property or real rights, the intermediary reflects and verifies the lawful will of the client/parties, declarations, and facts presented by them.

#### Article 8

##### **Refusal to provide mediation services of immovable properties**

The immovable property intermediary refuses mediation in cases where:

- a) the action is against the legislation or public order;

b) the submitted documentation is incomplete, or the object or content is contrary to the law.

#### Article 9

##### **Documents administered by the immovable property intermediary**

1. The immovable property intermediary stores data and documents on immovable property mediated, in compliance with the legislation in force on the prevention of money laundering and terrorism financing.
2. The immovable property intermediary allows full access to these documents to authorized bodies by law for inspection in compliance with the legislation in force.
3. Data and documents administered by the immovable property intermediary are stored and processed in accordance with the legislation in force on personal data protection.

#### Article 10

##### **Professional qualifications**

1. The immovable property intermediary must have necessary legal knowledge to mediate the conclusion of agreements for the realization of the legal act of transfer of ownership or real rights over immovable property.
2. The immovable property intermediary must be knowledgeable about legislation on the prevention of money laundering and terrorism financing, immovable property, and tax legislation to fulfill related obligations and avoid illegal actions.
3. The immovable property intermediary should maintain professional development through ongoing training to adopt the best contemporary practices.

#### Article 11

##### **Rights of the immovable property intermediary**

Besides what is stipulated in Law no. 9/2022, "On the profession of the immovable property intermediary," the immovable property intermediary has the rights to:

- a) possess information given by the client about the property under mediation;
- b) request the client to allow visits to the property without the client's presence;
- c) be present during the signing of contracts for transfer of ownership or real rights about the property under mediation;
- ç) demand respect for the conditions of the mediation contract concluded between him and the client;
- d) any other rights arising from the mediation contract.

#### Article 12

##### **Duties of the immovable property intermediary**

Besides what is stipulated in Law no. 9/2022, "On the profession of the immovable property intermediary," the immovable property intermediary must:

- a) try to find and connect the client with the other party for the legal act to transfer ownership of the immovable property or real rights for which mediation was contracted;
- b) inform the client about the average market price of the immovable properties;
- c) create conditions for the client to inspect the property under mediation in situ.
- ç) provide mediation services in any case based on a written agreement with the client according to Law no. 9/2022, "On the profession of the immovable property intermediary";

d) respond within legal deadlines to requests for documentation/information from responsible structures within the Ministry of Justice and other supervisory and enforcement institutions;  
dh) fulfill any other duties foreseen by the legislation in force and the mediation contract concluded with the client.

#### Article 13

##### **Relations of the immovable property intermediary with colleagues**

1. The immovable property intermediary must act in accordance with principles of cooperation and solidarity with colleagues.
2. Conduct of the immovable property intermediary towards colleagues must be ethical, aiming to promote cooperation, unity, solidarity, and exchange of support and advice.
3. The immovable property intermediary must avoid acts or omissions that encourage unfair competition among colleagues in the same field.

#### Article 14

##### **Relations of the immovable property intermediary with employees**

1. The immovable property intermediary must exercise proper professional supervision over all employees.
2. The immovable property intermediary must maintain ethical communication and ensure employees perform duties responsibly and professionally.
3. The immovable property intermediary must comply with the legislation in force in work relations with employees.

#### Article 15

##### **Cooperation with public and private institutions and other organizations**

1. The immovable property intermediary cooperates with state institutions and agencies within the scope of official relations related to his duties, in accordance with the legislation in force.
2. The immovable property intermediary cooperates with other public and private institutions and agencies as part of his activity, in the framework of the obligations related to his function, ensuring that those with whom he cooperates comply with these duties.
3. The immovable property intermediary must reflect ethical professional behavior in communications with public or private institutions or their representatives.

#### Article 16

##### **Disciplinary violations**

Failure or violation, by acts or omissions, of ethical and professional conduct principles established in this Code, when not constituting a criminal offense, constitutes a disciplinary violation and disciplinary measures are taken according to procedures established by law for immovable property intermediary.

#### Article 17

##### **Entry into force**

1. The Code enters into force immediately and is published in the Official Gazette.
2. The Code of Professional Ethics for Immovable Property Intermediary is published on the official website of the Ministry of Justice.

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