

## 5. Regulation 5A (2) of the principal Regulations is amended as follows—

“ (2) Upon complying with the provisions of paragraph (1), the developer shall be entitled to have the charge mentioned in that paragraph discharged, upon payment of either of the following fees and within the timeframe specified in relation to each fee—

Ordinary Discharge (namely, for processing within 25 working days) ... ..	\$1,000.00 per discharge
Express Discharge (namely, for processing within 7 working days) ... ..	\$2,000.00 per discharge

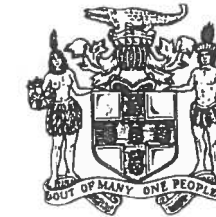
## 6. Regulation 10 sub-paragraph (i) of paragraph (b) is amended as follows—

“ (i) completed a period of attachment of at least one year in the office of a real estate dealer who has been approved by the Board for the purpose, for which attachment the person shall be required to pay, prior to the commencement of the attachment and for the entire duration thereof, the following fees—

(A) where he has successfully completed the Real Estate Dealers Course of the University of Technology, Jamaica ... ..	\$11,000.00
(B) where he holds a degree or diploma in Land Economy and Valuation Surveying from the University of Technology, Jamaica ... ..	\$16,500.00.”.

Dated this 9th day of September, 2015.

ELISE WRIGHT-GOFFE  
Chairman,  
Real Estate Board.



THE  
**JAMAICA GAZETTE**  
**SUPPLEMENT**

**PROCLAMATIONS, RULES AND REGULATIONS**

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No. 143

**THE REAL ESTATE (DEALERS AND DEVELOPERS) ACT**

**THE REAL ESTATE (DEALERS AND DEVELOPERS) (AMENDMENT)  
REGULATIONS, 2015**

In exercise of the power conferred upon the Minister by section 43 of the Real Estate (Dealers and Developers) Act, and after consultation with the Real Estate Board, the following Regulations are hereby made:—

1. These Regulations may be cited as the Real Estate (Dealers and Developers) (Amendment) Regulations, 2015, and shall be read and construed as one with the Real Estate (Dealers and Developers) Regulations, 1988 (hereinafter referred to as the principal Regulations) and all amendments thereto and shall come into operation on the 1st day of October, 2015.

2. Regulation 2 of the principal Regulations is amended—

(a) in paragraph (a), by deleting the words “eight thousand” and substituting therefor the words “nine thousand”; and

- (b) in paragraph (b), by deleting the words “twenty thousand” and substituting therefor the words “twenty-two thousand”.

3. Regulation 4 of the principal Regulations is hereby deleted and the following substituted therefor—

“4.—(1) The fee payable in respect of a licence to engage in the practice of real estate business pursuant to section 20 of the Act shall—

- (a) as respects a licence to practise as a real estate dealer, be forty-two thousand dollars; and  
 (b) as respects a licence to practise as a real estate salesman, be twenty-one thousand dollars:

Provided that a real estate dealer or real estate salesman whose practice of real estate business is limited to auctioneering and who holds or is employed to the holder of a licence granted under the *Licences on Trades and Business Act* in connection with such auctioneering, shall, during the continuance in force of such licence, be deemed to have paid the fee prescribed under sub-paragraph (a) or (b), as the case may be.

(2) An applicant for a licence to practise as a real estate dealer or a real estate salesman shall pay the applicable fee—

- (a) in full on or before the 1st day of April in each year; or  
 (b) in two equal instalments, the first of which shall be made on or before the 1st day of April in each year and the second of which shall be made on or before the 1st day of September of that year.

(3) Where an applicant referred to in paragraph (2) fails to pay an instalment of the applicable fee (or any portion of the instalment) within thirty days of the date on which it became due and payable, the applicant shall be liable to pay a penalty equivalent to fifty *per cent* of the amount owing, which shall be equivalent to twenty-five per cent of the total annual fee.

(4) Where in any year a person registered as a real estate dealer or as a real estate salesman has not paid the applicable licence fee and does not intend to practise in that year as a real estate dealer or a real estate salesman, as the case may be, the person shall pay, as appropriate, either of the following fees namely, in the case of—

- (a) a Real Estate Dealer ... .. \$11,000.00; or  
 (b) a Real Estate Salesman ... .. \$ 6,000.00.

4. Regulation 5 of the principal Regulations is amended as follows—

“ (2) The following fees shall be payable under these Regulations—

(a) application fee: payable on registration of—

- |       |                                                                            |     |     |              |
|-------|----------------------------------------------------------------------------|-----|-----|--------------|
| (i)   | a scheme of forty-one units or lots and more                               | ... | ... | \$165,000.00 |
| (ii)  | a scheme of twenty-one units or lots, but no more than forty units or lots | ... | ... | \$121,000.00 |
| (iii) | a scheme of six units or lots, but no more than twenty units or lots       | ... | ... | \$88,000.00  |

Note: Where a developer maintains his registration by payment of the annual fee under sub-paragraph (c) a fresh application under this sub-paragraph will not be required as regards subsequent development schemes promoted by the developer.

(b) development fee: payable in respect of each unit or lot of a development scheme promoted by the developer ... .. \$6,600.00

- (c) where a registered developer retains his registration from year to year, the fee payable on the 1st day of April of each year shall be—
- |       |                                                                               |     |     |             |
|-------|-------------------------------------------------------------------------------|-----|-----|-------------|
| (i)   | on a scheme of forty-one units or lots and more                               | ... | ... | \$99,000.00 |
| (ii)  | on a scheme of twenty-one units or lots, but no more than forty units or lots | ... | ... | \$60,500.00 |
| (iii) | on a scheme of six units or lots, but no more than twenty units or lots       | ... | ... | \$40,000.00 |

Provided that where any fee payable under paragraph (2)(c) remains outstanding and due for a period of at least thirty days after the due date, the applicant shall be liable to pay a penalty in the amount of one hundred per cent of the prescribed annual fee.

(3) A developer who commences the development of a scheme, without having paid the applicable fees stipulated in paragraphs (2)(a) and (2)(b), shall be liable to pay a penalty equivalent to the total amount of such fees that the developer should have paid, in addition to being liable to pay such fees.”