

Understanding Mandatory Education

In the real estate industry, jurisdictions across Canada have similar, yet different, requirements for mandatory education. While some jurisdictions offer pre-licensing education through a University or College, others have self-study or online learning modules. Some require multiple courses and a period of mentorship/internship, others require only a couple of courses and expect newly licensed professionals to stay up-to-date with current trends and learn on the job. Jurisdictions have changed their education and licensing models to either require specialty licenses with dedicated education, or a general license with a broad-based education.

Since 2012, Saskatchewan has mandated that in order to become licensed to trade in real estate, students need to follow a specific learning path leading to “generalized” licensing. It is now the requirement for everyone entering the real estate industry in Saskatchewan to decide on a career path: basic real estate or property management. Basic real estate necessitates training in all areas of residential, commercial and farm, and an individual course is offered for each.

The public expect real estate business professionals to be able to show, sell and trade in every area of real estate; most are not concerned with what an individual is “allowed” to do. There has been an increasing number of registrants attempting to trade in areas for which they have no licensing or training, which in turn increases the number of complaints filed and sanctions levied against Saskatchewan registrants.

Common Questions & Answers:

What of those registrants who entered the industry when “specialty” licensing was offered?

Those registrants maintain their specialty registration and are restricted to trading in those areas for which they have successfully completed the mandatory education and registration. If a registrant wishes to upgrade to “general” licensing, he or she must successfully complete the required education modules and apply for licensing in those areas.

Can registrants trade in an area for which they have not completed education?

No. Trading in an area which you have not been educated and licensed is not permitted and will result in sanctions when reported. The Commission encourages registrants to report such instances for the protection of the public and the industry.

Can registrants trade in an area for which their brokerage does not maintain a license?

No. If a registrant successfully completes all areas of education and becomes licensed to trade in all specialty areas, but the brokerage the registrant joins is only licensed to trade in some of those areas, the registrant must restrict trading to those same areas.

Can registrants trade in real estate in another province once registered in Saskatchewan?

Regardless of what the educational path may look like, Canadian real estate regulators have agreed to reciprocity across all Canadian jurisdictions allowing similar training and skills to be applicable across provinces. Please contact the regulator in the province in which you wish to trade in order to become registered in that jurisdiction.

If you have any questions about mandatory education, including pre-registration courses, exams, and continuing professional development, please contact the Commission’s Education Department.