

The Property Manager and the License (as per BOMA and RECA web sites)

Property management positions can be varied depending on the company and the services they provide to their clients. Sometimes we're asked (BOMA) about when a property manager needs to be licensed. We checked in with the Real Estate Council of Alberta (RECA) to find out more.

Do property managers need to be licensed?

Owners who manage their own properties and property managers who are directly employed by owners don't need to be licensed.

However, under the *Real Estate Act*, property managers who perform certain services on behalf of another need to be licensed. To be licensed as a property manager, you must be employed by a real estate brokerage that provides property management services and the brokerage is the company through which these services are provided. The property management services which require a license include:

- Offering, attempting to collect, or collecting rents on behalf of the owner or other person in charge of real estate.
 - Leasing, or offering to lease real estate, negotiating or approving, or offering to negotiate or approve, a lease or rental of real estate.
 - Holding money received in connection with any of the above activities.
 - Advertising, negotiating, or carrying out any other activity, directly or indirectly, to further any of the above activities.
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