

## Costs to enter the industry\*

Education Eligibility	\$100
Real Estate Associates Program Fundamentals of Real Estate	\$1,250
Exam Proctor Fees	\$150
Practice Courses	\$800 (per course)
You must complete at least one: Residential, Commercial, Rural, Property Management	
Exam Proctor Fees	\$150
Certified Criminal Record Check	\$90
Annual Licence Fee	\$475
Annual E&O Insurance	\$175
Assurance Fund Levy (one time)	\$100

**TOTAL COST \$3,290 - \$6,290**

Notes:

\*Fees subject to change. Check [reca.ca](http://reca.ca) for a current fee schedule.

These costs do not include membership in any real estate organizations or boards which may be required if your brokerage is a member. The initial costs to join a board varies, but can be up to \$3,000, with ongoing annual costs as high as \$1,800. Contact the specific organizations to determine their costs. Some brokerages may also have start-up costs for new hires, which you should determine during your brokerage interview.

## Getting hired and licensed

Real estate professionals must work for a licensed brokerage. Brokerages are legal business entities, run by a licensed broker who employs licensed real estate associates. You must have two years' experience and additional education to become a broker.

Your brokerage relationship is important to your success. Find a brokerage that will provide you with the mentoring and guidance you want. To find the right fit, interview a few brokerages.

Your chosen broker will help you complete the licensing process using RECA's online licensing system, myRECA. Once you receive licence confirmation, you are ready to begin your career as a real estate professional. Congratulations!

## Licensing Quick Guide

**step 01** Determine Suitability  
If applicable, request a suitability review before paying for education.

**step 02** Determine Eligibility  
Provide eligibility information: proof of age, education, English proficiency, ability to work and study in Canada.

**step 03** Complete Education  
Complete the Real Estate Associates Program, including the Fundamentals course and at least one Practice course.

**step 04** Criminal Record Check  
Certified Criminal Record Check is a fingerprint-based check done by the RCMP in Ottawa. They will send results directly to RECA.

**step 05** License and Register  
Join a brokerage. The broker will help you complete a licence and registration application through the myRECA system.

[www.reca.ca](http://www.reca.ca)

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A career in  
real estate:  
What you need to  
know to get started

[www.reca.ca](http://www.reca.ca)

# A Career in Real Estate –

## Do you have what it takes?

Are you a people person? Do you like a dynamic work environment that brings new challenges every day? Do you have an entrepreneurial spirit and strong work ethic? A career in Alberta's real estate industry might be right for you.

## First things first

Real estate is first and foremost a people business. You need interpersonal skills and business acumen. If you have these skills, real estate can be a very rewarding and satisfying career.



## The Real Estate Council of Alberta

RECA is the standards-setting governing body for all licensed real estate and mortgage brokerage, real estate appraisal, and property management professionals in Alberta. RECA provides mandatory pre-licensing education, licenses all industry professionals, and sets and enforces the standards they must follow. Your work in Alberta's real estate industry will start with RECA education, and a RECA licence, and continues with RECA support, guidance, and resources.

This is only a brief guide. For detailed information go to [reca.ca](http://reca.ca) and complete the Real Estate Career Information Session.

## What can a real estate professional sell?

That's up to you. Alberta's real estate industry has four areas of practice. What area or areas you work in as a real estate professional depends on the education courses you complete. Alberta real estate professionals can work in any combination of the following areas, depending on what course(s) they complete.



## The four areas of practice



## I'm interested. How do I start?

### Suitability

RECA has a good character policy. If you have questionable incidents in your past, such as a criminal record, judgments, discipline, or bankruptcy, you can obtain a preliminary opinion (Suitability Review) before you pay to enroll in education.



### Pre-Licensing Education

Pre-licensing education is called the Real Estate Associates Program (REAP). To enroll in REAP, you must first meet the eligibility criteria:

- be at least 18-years-old
- be proficient in the English language
- be lawfully able to study and work in Canada
- complete the equivalent of a Canadian high school diploma or higher
- complete the free, online Real Estate Career Information Session

REAP consists of the Fundamentals of Real Estate course, and a series of practice courses, one for each of the four areas of practice. You are required to complete at least one of the practice courses. The courses are all online, and you can complete them at your own pace.

You have 18 months to complete REAP. Once you complete it, you have one-year to become licensed.