

Real Estate License in Nepal
Land Revenue (Eighth Amendment) Regulations, 2082

Who Needs a Real Estate License?

Anyone **assisting, consulting, or facilitating** house/land transactions
Applies whether paid or unpaid
Includes brokers, agents, consultants, firms, companies
Not required for personal sale/purchase mutually agreed between natural persons

Application for License (Rule 23J / Section 26A)

Submit an application along with all the required documents to designated authority

Documents Required for License Application:

- i) Firm/Company registration certificate
- ii) Company **MOA & AOA** (for companies)
- iii) Share Lagat
- iv) PAN certificate
- v) Tax clearance certificate
- vi) Detailed **business plan**
- vii) Board decision/authorization for applying
- viii) Website, email, and contact details

The licensing, renewal, and operational provisions governing Real Estate Transactions in Nepal are prescribed under Section 26A and Section 26B of the Act, and elaborated under Rule 23J, Rule 23K, and Rule 23A of the Land Revenue Regulation.

Licenses Fee: (to be paid by person seeking to obtain licenses for conducting real state transaction depending upon transaction size)

Rs 5,00,000	For transactions up to 50 million at a time.
Rs 10,00,000	For transactions exceeding 50 million at a time.
Licenses Validity:	Upto 5 Years

Renewal of License

Apply **35 days before license expiry.**

Rs **4,00,000** (tranx upto 50 millions) Rs **8,00,000** (transaction exceeding 50 millions)

Required doc : Transaction details of company.
Audit report of previous FY
Tax Clearance Certificate of previous FY

Late Renewal: Can renew within **90 days after expiry**.after paying additional NPR 50,000 late fee + renewal fee.

Real Estate Transactions Through Geo-Information System

Every licensee under **Section 26A** must:

Operate a Land Service Center, and
Conduct real estate transactions through the **Geo-Information System (GIS)**.

If a licensee does **not** want to operate their own Land Service center:

They may use the **GIS system** from a **Land Service Center operated by another licensee**.

Penalties:

Without Licenses

If transaction amount disclosed → penalty **equal to the transaction amount**
If amount not disclosed → fine up to **NPR 25 lakh**, or
6 months imprisonment, or both

For More Information,
Contact
K.S.P. & Associates
Chartered Accountants

With License but violating rules

Penalty equal to the **transaction amount** (if disclosed)
Fine up to **NPR 10 lakh** (if not disclosed)

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