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THE 2026 GUIDE FOR AGENTS AND AGENCIES

**Licensed.
Trusted.
Ready to grow.**

Brokerage rules in Egypt: registration, your broker card and your taxes, made simple.

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AT A GLANCE

The rules changed. Here's what matters.

18 Jan

2026: registration became mandatory for every broker

EGP 1,500

The one required course. 12 hours, online.

2-4 weeks

From your first step to your broker card

EGP 1M

The maximum fine for working unregistered

One register. Every broker.

If you earn a commission for helping someone buy, sell or rent property in Egypt, you now need to be in the official Real Estate Brokers Register.

- **Who runs it.** GOEIC, the General Organisation for Export and Import Control, under the Ministry of Investment.
- **The rule.** Ministerial Decision 578 of 2025, in force since 18 January 2026.
- **The deadline.** The six-month grace period ended in July 2026.
- **The risk.** Fines from EGP 50,000 to EGP 1 million, up to two years in prison, or removal from the register.

The upside: clients now ask to see a broker card. Being registered is a reason to choose you.

Pick the size of deal you handle.

Individuals and companies both register. Your category sets your minimum capital.

A

Deals over EGP 100M

Capital EGP 1,000,000

B

Deals over EGP 50M

Capital EGP 500,000

C

Most agents

Deals over EGP 10M

Capital EGP 50,000

D

Deals up to EGP 10M

Capital EGP 20,000

You also choose your role: seller's broker, buyer's broker, both sides, or rentals. You can hold more than one.

Seven steps to your broker card.

- 1 Commercial register and tax card.** A sole proprietorship for agents working alone; a company for agencies.
- 2 Choose your role and category,** and check your capital meets the minimum.
- 3 Take the GOEIC course.** “Real Estate Brokerage Practice”: 3 days, 12 hours, EGP 1,500. Attend 80% and pass the test.
- 4 Book and apply** with your commercial register, tax card, ID and course certificate.
- 5 Pay the fees** at the GOEIC branch.
- 6 Collect your card** in Cairo (Maarouf), 6th of October or Alexandria.
- 7 Renew on time.** GOEIC checks you still meet the conditions.

GOEIC hotline **19591**

info@goeic.gov.eg • goeic.gov.eg

Five habits of a licensed broker.

- 1 A written contract for every deal**, naming the parties, the property, your role and your commission.
- 2 Electronic records** of every deal and commission, ready for inspection.
- 3 Every commission declared** and taxed.
- 4 Your card on show**, and your registration number on every listing.
- 5 Renewal before expiry.** Breaking the rules can mean suspension.

Taxes, made clear.

Register with the Egyptian Tax Authority first. Then these apply.

0.4–1.5%

Simplified regime

Of revenue, for businesses up to EGP 20M a year that opt in (Law 6 of 2025)

14%

VAT

Added to your commission once revenue passes EGP 500,000 a year. Check for recent changes

5%

Withholding

Kept by a developer when it pays you. An advance on your tax, not an extra one

22.5%

Companies

Of net profit, outside the simplified regime

0–27.5%

Individuals

Of net profit, in brackets, outside the simplified regime

Agencies with staff also register every employee for social insurance.

A REAL EXAMPLE

**EGP 1.2 million in
commissions.
EGP 6,000 in income tax.**

That's 0.5% under the simplified regime. If you're VAT-registered, you add 14% to each invoice and pass it on; your client pays it, not you.

Up to EGP 500K	0.4%
EGP 500K–2M	0.5%
EGP 2–3M	0.75%
EGP 3–10M	1.0%
EGP 10–20M	1.5%

Join once, stay five years. Less paperwork, no stamp duty, fewer audits.

No surprises at signing.

- **Sellers** of finished homes pay a 2.5% real estate disposal tax on the price.
- **Buyers** pay registration fees when they register the property.

Mention both at the first meeting. It's the kind of honesty clients remember.

We bring the buyers. You close the deals.

Feinh is a marketplace, not a brokerage. We never compete with you.

Registered broker badge

Your GOEIC number, checked and shown on every listing.

Every listing checked

So clients take yours seriously.

Serious enquiries

Straight to your WhatsApp, every one logged.

Fast-reply badge

Your real reply time, shown to buyers.

Partner referrals

Developer buyers sent to you. Share paid only when you close.

Start free

3 listings free. Pro from EGP 1,490 a month, with January and February free if you join by 31 December.

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Not registered yet? We'll help.

Talk to the Feinh team. We'll walk you through every step in this guide.

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This guide is general information, not legal or tax advice. Fees, thresholds and procedures change, so confirm your situation with GOEIC (19591), the Egyptian Tax Authority, or your accountant or lawyer.

Sources: Property Finder Egypt, “A New Era for Real Estate Brokerage in Egypt” · Al-Ahram Gate, 27 April 2026 · Egypt Telegraph · Beancount, Law 6 of 2025 guide · Andersen Egypt · Kintsugi, Egypt VAT guide 2026. Updated October 2026.