OFFICE OF THE SUPERINTENDENT OF REAL ESTATE

INDUSTRY NOTICE

UNLICENSED REAL ESTATE ACTIVITY AND VERIFICATION OF LICENSED REAL ESTATE

14 October 2026

(FOR REAL ESTATE BROKERS AND AGENTS)

Good day All,

The Office of the Superintendent of Real Estate (the "Office"), reminds all real estate brokers and agents that only persons holding a valid licence issued under the **Real Estate Brokers' Licensing Act 2017** (the "Act") and the **Real Estate Brokers' Licensing Regulations 2017** (the "Regulations") are authorised to conduct real estate brokerage activities in Bermuda.

The Office recently received enquiries regarding an entity operating under the name **Fortress Real Estate**, which has also reportedly used the name **Butterfield Realtor**.

The Office has confirmed that Fortress Real Estate does not hold a real estate broker's or agent's licence issued by the Superintendent of Real Estate. Accordingly, it is not authorised to conduct real estate brokerage activities in Bermuda under the Act.

Authorisation to Conduct Real Estate Business

Only licensed real estate brokers and agents holding a valid licence for the licensing period 1 October 2026 to 30 September 2027 are authorised to trade in real estate and conduct real estate brokerage activities in Bermuda.

Such activities include, but are not limited to:

- advertising or marketing real estate services;
- acting as a real estate broker or agent;
- negotiating real estate transactions;
- receiving instructions from clients relating to the purchase, sale, rental or leasing of real estate; and
- representing or holding oneself out as being authorised to carry on real estate business in Bermuda.

A broker's and agent's licence must remain valid at all times while the person is conducting licensed real estate activities.

Trading Without a Valid Licence

As previously communicated in the Superintendent's Industry Notice dated **2 July 2026**, brokers and agents must not trade in real estate without a valid licence.

Where a broker's or agent's licence has:

- expired;
- not been renewed;
- been surrendered;
- been revoked; or
- been suspended,

the individual or entity **must immediately cease carrying on real estate business** until a valid licence has been issued or reinstated by the Superintendent of Real Estate.

Any person conducting real estate activity without a valid licence may be in breach of the Act and subject to enforcement action and any applicable penalties.

Verification of Licensed Brokers and Agents

Brokers and agents are encouraged to remain vigilant and exercise caution where:

- an upfront deposit or advance payment is requested before a property viewing or other service is provided;
- a person cannot provide evidence of a current real estate licence;
- a person or business claims to conduct real estate activities but is not known to be licensed in Bermuda;
- online advertisements or social-media profiles contain information that cannot be independently verified; or
- there are concerns regarding the legitimacy of a purported real estate broker or agent.

Industry Responsibility

Licensed brokers are reminded of their responsibility to ensure that all real estate activities conducted through or on behalf of their brokerage are undertaken only by appropriately licensed persons, in accordance with the Act and the Regulations.

All licensed brokers and agents are expected to remain vigilant and to promptly report any suspected unlicensed real estate activity to the Office.

Questions, licensing-verification requests and reports of suspected unlicensed activity may be submitted to realestatelicenses@rocbda.com.

Thank you for your cooperation.

Kind regards,
For the Superintendent of Estate



Gladwina O'Mara
Assistant Superintendent of Real Estate