

# The European Association of Real Estate Professions (CEPI) Code of conduct for national associations

## Preamble

This Code of Conduct applies to national associations that are members of CEPI. It sets out the common principles and values that underpin CEPI's representation of real estate professionals at the European level.

The purpose of this Code is to promote a strong, credible and coherent representation of the profession, while fully respecting national diversity, legal frameworks and the autonomy of national associations.

It establishes a common framework of principles applicable at association level and does not prejudice the competence of national associations or national authorities in defining professional obligations applicable to individual real estate professionals.

## Art. 1 Common principles and values

1.1 National associations affiliated with CEPI acknowledge their shared responsibility for promoting the reputation of the profession at European level and support the following principles:

- confirm CEPI's mission and values;
- promote integrity, professionalism and responsible governance;
- contribute to transparent and democratic decision-making within their organisation;
- comply with applicable national legal and regulatory frameworks;
- conduct their activities in an honest, transparent and ethical manner;
- support high professional standards within their membership;
- contribute to strengthening public trust in the real estate sector.

## Art. 2 Organisational foundations

2.1 National associations represented within CEPI are expected to:

- be legally established in accordance with the laws of their country;

- have clearly defined statutes or internal governance rules;
- represent real estate professionals within their national market;
- maintain transparent and accountable governance structures appropriate to their national context.

2.2 Financial, organizational, and operational arrangements remain the responsibility of each national association, in accordance with applicable legal and regulatory requirements.

### **Art. 3 Professional commitment**

3.1 Associations support the development of professional quality by:

- encouraging competence, training and continuous professional development;
- promoting ethical conduct and good professional practice;
- supporting innovation, digitalisation, and sustainable approaches where relevant;
- exchanging experience and best practices when useful.

3.2 Implementation of these principles remain proportionate and adapted to national systems, market realities, and the diversity of professional structures.

### **Art.4 Cooperation within CEPI**

4.1 Associations are encouraged, within the limits of their capacities and resources, to:

- contribute to CEPI discussions, committees and working groups;
- share relevant developments and expertise from their national markets;
- support CEPI's European advocacy through dialogue and exchange;
- promote CEPI's initiatives and activities where relevant to their members and respectful of the diversity of organisational structures and available resources among associations.

### **Art. 5 Communication and representation**

5.1 When engaging within CEPI structures, associations support communication that is:

- timely, transparent and accurate;
- carried out by duly authorised representatives;
- respectful of CEPI's agreed common positions when speaking on behalf of the organisation.

5.2 At the same time, national associations retain the freedom to express national positions within the scope of their own mandate, responsibilities and legal framework.

## **Art.6 Final provision**

- 6.1 This Code expresses the common principles and values shared within CEPI. National associations may reflect and implement these principles within their own governance or ethical frameworks according to their national context.

Adopted by the CEPI General Meeting  
In Malaga, 29/05/2026