

Important

Read the [Release Notes](#) for details of the version 26 release. Read the **Install Sage 300 Construction and Real Estate** chapter of the [User's Guide](#) before you install the software. Review the list of supported operating systems and recommended hardware in [System Requirements](#) in the Knowledgebase. The latest versions of these and other documents are available from the **Product Documents** web page: <https://docs.sage.com/docs/en/customer/300cre/Documentation.htm>

Note: If you use third-party products that integrate with Sage 300 Construction and Real Estate, check with your software vendor prior to upgrading to ensure their product is fully compatible with this release. We do not support rolling Sage 300 Construction and Real Estate back to a previous version and do not recommend it.

Mandatory U. S. Payroll changes

If you use U. S. Payroll, you must install version 18.4, or later. These versions enable entry of data for the new IRS Form W-4, which became effective January 1, 2020 for new hires and employees changing their federal tax withholding.

Compatible versions

- Sage 300 Construction and Real Estate version 26.1 uses Crystal Reports runtime SP38 (64-bit). This may conflict with older Crystal Reports runtime versions used by other products.
- Sage Estimating 25.2 Update 2 and later also uses Crystal Reports runtime SP38 (64-bit).
- Sage Estimating 22.1 and earlier does not support Windows 11 or Windows Server 2022. You can use Estimating 21.1 and higher with Sage 300 Construction and Real Estate.

Beginning with version 25.2, Sage 300 Construction and Real Estate is compatible with Windows Server 2025. However, Sage Estimating does not yet support Windows Server 2025. Do not upgrade to Windows Server 2025 if Sage 300 Construction and Real Estate and Estimating are integrated on your system.

- There is no Sage Document Management version 26. Document Management was retired on December 31, 2019; see [FAQ Document Management retirement](#) for more information about the retirement. You can still run Document Management in a standalone environment; see [How do I migrate Document Management to a standalone environment for image retrieval?](#) for more information. DO NOT install Sage 300 Construction and Real Estate Accounting version 20 or higher on the same machine as Document Management.

Installation

If you are on Sage 300 Construction and Real Estate (Accounting) version 25, 24, 23, 22, 20, or 18.1.3 (Australia Release), you can upgrade directly to version 26. If you are on any other version 18, we recommend that you upgrade to 20.5 before upgrading to version 26.

Before upgrading:

1. Create a complete backup of all data and program files for Sage 300 Construction and Real Estate. If you are currently on version 17.1 or later, use the **Backup** tab in Sage System Administrator. If you are on an earlier version, use File Tools to create the backup.
2. Run File Doctor on all files in your current version before upgrading to the next version. Even if you do not receive a corrupt file message, there may be issues File Doctor finds that it will not be able to fix after upgrading to version 26.

Prerequisite installation

The Sage 300 Construction and Real Estate installation first installs missing prerequisites. If your computer doesn't already have .NET 4.6.2, it will be installed but your computer may need to reboot. After the reboot, the installation should automatically continue. If it does not automatically continue, restart the installation and it will continue from that point.

Database Engine installation

Sage 300 Construction and Real Estate uses Actian Zen as its database engine. For version 24.2 or later, you must install the Actian Zen 15 Enterprise Server or Client separately, before installing Sage 300 Construction and Real Estate. You only need to install the Actian Zen 15 Enterprise Server once, when you first install or upgrade to version 24.2 or later. Read the **Installation** section of the [Release Notes](#) for more details and the **Install Sage 300 Construction and Real Estate** chapter of the [User's Guide](#) for installation instructions.

For versions prior to 24.2, the installation of the Actian PSQL Enterprise Server or Client is included in the Sage 300 Construction and Real Estate installation package, and you do not need to install it separately.

Licenses

Beginning with version 17.1 rev 4, you no longer enter activation codes when you install. Sage 300 Construction and Real Estate automatically accesses the licenses for the various applications for which your company is entitled.

Important! If you are upgrading from a version before version 17.1 rev 4, have your **Registration Name** and **Sage Client ID** (Account ID) handy. The ID is a 10-digit number that starts with 4. We recommend that you review the number of uses your company has purchased for each application by logging onto the [Sage Customer Portal](#); see [Online product entitlement in Sage 300 Construction and Real Estate 17.1.5 and later](#) for more information. If you need to purchase additional uses, contact your authorized Sage business partner or your Sage customer account manager at 1-800-858-7095 (or email CREsales@sage.com).

You can use the License Administrator tool to manage the uses of your licenses. If you have a test server, assign one use to that server in the **License Administrator** window. Assign the remaining uses to your production server so they will then be available for your staff.

If you plan to migrate the software to another server, you must deauthorize the licenses (by clicking **[Deauthorize Server]** in the **License Administrator** window) on the existing server before migrating. Also, you must deauthorize the licenses on the server before uninstalling, wiping, or reconfiguring that server.

SQL Replicator installation

This version includes Sage SQL Replicator 2.0, which is an improved version of the replicator that was introduced in Version 17.1. Use the replicator to copy your Sage 300 Construction and Real Estate data stored in the Actian Pervasive database into a SQL database, which enables faster data access for reports.

Before you can use the Replicator, use the Sage Universal SQL Installer to install an instance of the SQL database to hold your data. (You cannot install SQL Server on a Domain Controller.) Also install SQL Replicator 2.0 by downloading the **SageSQLReplicator.exe** file and running the installation on your Sage 300 Construction and Real Estate Accounting server.

Use Replicator 2.0.374.0 for all replicator installations prior to Sage 300 Construction and Real Estate 24.2. For version 24.2 or 24.3, install Replicator 2.0.421.0. For 25.1, use Replicator 2.0.459.0. For 25.2 and later, use Replicator 2.0.460.0.

For detailed information, see the [Sage SQL Replicator Setup Guide](#).

Important! If you used an earlier version of Sage SQL Replicator, follow the steps in [Preparing your SQL data prior to upgrading to Replicator 2.0](#) before you install.

Note: The size of the replicated data is larger than the original Pervasive data because replicator adds views and indexes the data. To determine if you can use SQL Server Express, add the size of the PVDData, POIV Data, SM Data folders and the **master.qxm** file together for each company. If the sum is greater than 6 GB, you must use the full SQL Server version. To save space, you can configure replicator so that only certain tables are replicated.

To configure Replicator 2.0:

1. Open the System Administrator tool (found in the **Sage Administration** program group).
2. Connect to the SQL server.
3. In the table on the **Replicator Settings** tab in **System Administrator**, highlight the company folder that you want to configure for replication, and then click **[Configure]**.
4. On the **Settings** tab of the **Configuration Manager** window, click **[Settings]** at the end of the row for the company to replicate.
5. In the **Table Selection** window, select the Enable Replication check box, select the tables to replication, and make any other changes, and then click **[Save]**.
6. Click **[Start]** to begin the replication based on these settings.

Macros

In Sage 300 Construction and Real Estate version 17.1 Rev 5, the **Use SQL** check box was added to enable Crystal Reports to run against the SQL database instead of the Pervasive database. If you wrote a macro to run a Crystal Report before version 17.1 Rev 5, you will need to set up the macro again to run the report in versions 20 and later.