

Law No. 7 of 1997 Regarding Land Registration Fees

I, Maktoum bin Rashid Al Maktoum, Ruler of Dubai

After perusal of Decree No. 2 of 1993 establishing Special Judicial Committee for settlement of disputes between landlords and tenants, as amended, And Decree No. 42 of 2006, regarding rentals in the Emirate of Dubai.

Issue the following Law:

Article (1)

This Law shall be called the Land Registration Fees Law of 1997 and shall take effect from the date of its publication in the Official Gazette.

Article (2)

The following words and expressions shall have the meaning set out opposite, unless the context shall require otherwise:

Ruler:	HH The Ruler of Dubai
Department:	Lands and Properties Department
Fees:	Fees for applications to register land
Immoveable Land or Property:	Land and buildings, trees and other immoveable things fixed to the land
Land Registry Transactions:	Various transactions that can be registered at the Lands and Properties Department including sale, donation, transfer by way of inheritance, agreed exit from inheritance/ settlement (Takharuj), wills, partition among co-owners (Qisma), mortgage, mortgage transfer, mortgage release and the creation of charitable and inter-successor endowments

Article (3)

The Department shall charge the fees listed in the schedule attached to this Law for LandRegistry Transactions.

Article (4)

- (a) When registering a sale, the purchaser and seller shall pay a fee equivalent to 1.5% and 0.5% of the sale price respectively.
- (b) When registering a consensual or compulsory partition of immovable property (Qisma), the co-owners shall each pay a fee equivalent to their share prior to partition
- (c) Fees for the registration of agreed exits from inheritance/ settlement (Takharuj), donations, wills, mortgages, assignment of debt, shall be paid by the transferee, donee, benefactor, debtor and assignee respectively
- (d) The fee for transactions other than those mentioned in paras a, b and c, shall be paid by the applicant or the beneficiary of the transaction

Article (5)

If the Director-General of the Department believes that the value approved by the parties to the transaction is less than the actual value of the immovable property, he shall refer the appraisal to a 5 man committee appointed by the Head of the Department and the fee shall be charged on the basis of the committee's appraisal

Article (6)

An heir may register his inheritance share after the required fee has been paid and the other heirs have registered their shares. No transaction shall be entertained in respect of those shares until the fees for the shares have been paid

Article (7)

The creditor of an heir may, for the sake of determining the current lawful heirs, request the Department to register his debtor's inheritance share after the required fees have been paid and the shares of the other heirs have been registered. No transaction shall be entertained in respect of those shares until the fees for the shares have been paid

Article (8)

Any fraction of a Dirham will be treated as a whole Dirham in Land Registry Transactions

Article (9)

1- An exemption from the fees listed in the schedule attached to this Law shall apply to:

- 1- The Government of Dubai
- 2- Charity associations
- 3- Charity endowments
- 4- Immovable property owned by Dubai Municipality and any other local authority for a public purpose

2-

(a) An exemption from the donation or sale fee shall apply when registering immovable property granted by the government or purchased under the private housing finance program law

(b) An exemption from the mortgage fee shall apply when registering the mortgage of immovable property in favour of the private housing finance program, the Emaar Council, and transferring and releasing such mortgage

Article (10)

The Ruler may order fee exemption in relation to land registration

Article (11)

All laws, regulations, orders and directives or parts of laws, regulations, orders and directives in conflict herewith, are to the extent of such conflict hereby repealed

Article (12)

This Law shall be published in the Official Gazette

MAKTOUM BIN RASHID AL MAKTOUM
RULER OF DUBAI

Issued in Dubai on 23rd April 1997