

**Government of Dubai
Lands and Property Department**

**Real Estate Registration Schedule Fee Pursuant to Law No. 21 for the Year
2006 and its Annexes**

**H.H. THE RULER'S COURT
Government of Dubai**

**Law No. (21) For the Year 2006 Amending
Some provisions of the Land Registration Fees Law No. (7) Of 1997**

We, Mohammad Bin Rashid Al Maktoum, Ruler of Dubai

Having reviewed Federal Civil Transactions Law No. (5) Of 1985 and its amendments and Law No. (7) Of 1997 in relation to Land Registration Fees,

We hereby issue the following law:

Article (1)

Article (4) of Law No. (7) Of 1997 shall be amended to read as follows:

Article (4)

- (a) In registration of the sale of immovable assets transactions, the purchaser shall be charged a fee equal to 1% of the sale price and the seller shall be charged 1% of the same amount.
- (b) In registration of division of immovable assets transaction, partners shall be charged a fee, consensually or mandatory, calculated based on the value of the joint share each partner owned before the division.
- (c) Fees for registration of long term lease contracts, Musataha, separation, endowment (gift), will, mortgage, transfer of debt, family endowment and the registration of heirs shall be collected from the lessee, receiver of Musataha rights, receiver of separation rights, receiver of endowment (gift), successor, mortgagee, debtor, debt transferee, holder of the endowment, registrants as heirs respectively.
- (d) In transactions other than those mentioned in points (a), (b) and (c) above, transaction fees shall be collected from the applicant or the party in favour of which the application was filed.

Article (2)

The schedule attached to the above mentioned Land Registration Law shall be replaced with the following:

Type of Transaction	Fees
Map issuance fees	100 dirhams
Issuance of replacement title deed	1000 dirhams
Sale Registration Fees	1% of the sale amount
Purchase Registration Fees	1% of the purchase amount
Mortgage registration fees	0.25% of the debt amount up to a maximum of 1.5 million dirhams
Mortgage transfer fees	0.25% of the debt amount up to a maximum of 1.5 million dirhams
Mortgage release	1000 dirhams
Extension of payment term in a mortgage	1000 dirhams
Fees for division among partners	1% of the amount subject of division
Gift registration fees	0.125% of the gift not to be less than 2000 Dhs.
Registration of will fees	0.125% of the amount stated in the will
Family entailment registration fee	2000 dirhams per plot
Separation fees (Takharj)	1% of the separated share
Registration of heirs fee	1000 dirhams per plot
Fees for the valuation of immovable assets (valuation of vacant plot)	2000 dirhams
- Valuation of a constructed plot / residential villa	4000 dirhams
- Valuation of a constructed plot / commercial building	6000 dirhams
- Valuation of a constructed plot / hotel	According to the estimation of the research centre up to a maximum of 15000 dirhams
- Valuation of an agricultural plot	4000 dirhams
- Valuation of lands without buildings	According to the estimation of the research centre up to a maximum of 15000 dirhams
Returned Cheque fees	500 dirhams per check
Public auctions fee	1% If the auction value up to a maximum

	of 30000 dirhams
Registration of a long term lease contract	1% of the contract amount
Musataha (Land Development Lease) Registration Fee	1% of the Musataha value
Musataha (Land Development Lease) transfer fees	0.25% of the debt amount up to a maximum of 1.5 million dirhams
Mustaha (Land Development Lease) contract termination fees	1000 dirhams
Extension of Musataha (Land Development Lease) contract period	1000 dirhams
Issuance of title deed	250 dirhams
Issuance of a title deed for (Grant) an endowment	500 dirhams
Issuance of a title deed through establishment of ownership of land for which no title deed was issued before	5000 dirhams
Marking of a field location fee	100 dirhams
Issuance of a letter of reference to Dubai Courts fee	100 dirhams
Issuance of "Letter to Whom it May Concern" fee	20 dirhams
Registration of real estate office or agent fee	5000 dirhams

Article (3)

This Law shall be published in the Official Gazette and shall be effective from the date of its publication.

Mohammad Bin Rashid Al Maktoum
Ruler of Dubai

Signature

Issued in Dubai on 16 October 2006
Corresponding to 24 Ramadan 1427.

**Government of Dubai
The Executive Council**

Executive Council Decision No. (24) Of 2006
Approving
Some Fees For Real Estate Transactions in the Emirate of Dubai

We, Hamdan Bin Mohammad Bin Rashid Al Maktoum, Chairman of the Executive Council,

Having reviewed Law No. (3) For the Year 2003 in relation to the establishment of the Executive Council of the Emirate of Dubai;

Law No. (7) For the Year 1997 in relation to Land Registration Fees and its Amendments;

Law No. (7) For the Year 2006 in relation to Real Estate Registration in the Emirate of Dubai; and

Law No. (18) For the Year 2006 in relation to the administration and realization of public funds of the Government of Dubai

Hereby resolve as follows:

Article (1)

The Lands and Property Department shall collect by virtue of this decision the fees listed in the following schedule in relation to the transactions listed opposite each fee:

Transaction	Fee
Supervision of public auctions fee	1% If the auction value up to a maximum of 30000 dirhams
Licence to hold an auction fee	2000 dirhams
Registration fee for rent to own contract (Ijarah)	1.75% of the contract amount
Extension of rent to own contract fee (Ijarah)	1000 dirhams
Cancellation of rent to own contract fee (Ijarah)	1000 dirhams
Transfer of rent to own contract fee (Ijarah)	0.25% of the contract amount

Article (2)

This decision shall be published in the Official Gazette and shall be valid from the date of its publication.

Hamdan Bin Mohammad Bin Rashid Al Maktoum

Chairman of Executive Council

Signature

Issued in Dubai on 13 November 2006

Corresponding to 20 Shawal 1427