

**Law No. (7) of 2013**  
**Concerning the Land Department<sup>1</sup>**

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**We, Mohammed bin Rashid Al Maktoum, Ruler of Dubai,**

After perusal of:

The Declaration issued on 24 January 1960 Establishing the Tabou (Land) Department;

Law No. (7) of 1997 Concerning Land Registration Fees and its amendments;

Law No. (3) of 2003 Establishing the Executive Council of the Emirate of Dubai;

Law No. (7) of 2006 Concerning Real Property Registration in the Emirate of Dubai;

Law No. (27) of 2006 Concerning Management of the Government of Dubai Human Resources and its amendments;

Law No. (8) of 2007 Concerning Escrow Accounts for Real Property Development in the Emirate of Dubai;

Law No. (26) of 2007 Regulating the Relationship between Landlords and Tenants in the Emirate of Dubai and its amendments;

Law No. (27) of 2007 Concerning Ownership of Jointly Owned Real Property in the Emirate of Dubai; and

Law No. (9) of 2009 Regulating the Interim Real Property Register of the Emirate of Dubai and its amendments,

**Do hereby issue this Law.**

**Title of the Law**  
**Article (1)**

This Law will be cited as “Law No. (7) of 2013 Concerning the Land Department”.

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*<sup>1</sup>Every effort has been made to produce an accurate and complete English version of this legislation. However, for the purpose of its interpretation and application, reference must be made to the original Arabic text. In case of conflict the Arabic text will prevail.*

## **Definitions**

### **Article (2)**

The following words and expressions, wherever mentioned in this Law, will have the meaning indicated opposite each of them unless the context implies otherwise:

|                           |  |
|---------------------------|--|
| Emirate:                  | The Emirate of Dubai.  |
| Ruler:                    | His Highness the Ruler of Dubai.   |
| Government:               | The Government of Dubai.   |
| Executive Council:        | The Executive Council of the Emirate of Dubai.   |
| Department:               | The Land Department.   |
| Chairman:                 | The chairman of the Department.  |
| Director General:         | The director general of the Department.  |
| Real Property Activities: | All material acts and legal dispositions related to the development, sale, purchase, registration, regulation, valuation, and leasing of Real Property in the Emirate, as well as other Real Property activities and services performed, regulated, or supervised by the Department and its affiliated entities. |

## **Scope of Application**

### **Article (3)**

The provisions of this Law will apply to the Land Department established pursuant to the above-mentioned Declaration issued on 24 January 1960.

## **Head Office of the Department**

### **Article (4)**

The head office of the Department will be located in the Emirate, and the Department may establish branches and offices within the Emirate.

## **Objectives of the Department**

### **Article (5)**

In its capacity as the Government entity in the Emirate responsible for regulating and registering Real Property and promoting Real Property investment, the Department will have the following objectives:

1. to create a world-class pro-investment Real Property environment;
2. to achieve the strategic goals of the Government in the Real Property sector;
3. to keep up with the latest international Real Property registration systems;
4. to improve the effectiveness of the Real Property regulation and control in the Emirate;
5. to manage and develop the Real Property rental sector in the Emirate;
6. to update and develop Real Property registration systems consistent with the latest international systems;
7. to encourage investment in Real Property through creating a favourable environment for Real Property investors;
8. to increase the contribution of the Real Property sector to the overall development of the Emirate; and
9. to plan and develop an integrated strategy for Real Property development in the Emirate to achieve excellence at the international level.

## **Functions of the Department**

### **Article (6)**

In addition to the functions assigned to it pursuant to the legislation in force, the Department will have the duties and powers to:

1. set and follow up the implementation of the policies and strategies related to implementing the Dubai Strategic Plan with respect to developing and regulating the Real Property sector in the Emirate;
2. register Real Property through updating and developing Real Property registration systems of the Department consistent with the latest international systems in this regard;
3. regulate Real Property activities through setting the rules regulating the Escrow Accounts for Real Property Development, Real Property brokerage offices, and joint ownership;
4. encourage investment in Real Property through providing investors with information and data on Real Property investment opportunities in the Emirate;

5. propose the initiatives and policies required for achieving the objectives of the Department, particularly those related to Real Property promotion and investment in the Emirate;
6. propose the legislation regulating the Real Property sector in the Emirate, conduct post-application evaluation of such legislation, regulate the relationship between Landlords and Tenants, and register Lease Contracts of Real Property Units;
7. license and supervise Real Property activities in the Emirate and monitor those engaging in them;
8. set, in cooperation and coordination with the competent entities, the appropriate measures that ensure the protection and stability of the Real Property market in the Emirate;
9. undertake Real Property promotion within and outside of the Emirate through organising and participating in local, regional, and international Real Property conferences, events, and exhibitions;
10. consider applications of Real Property investors to obtain the benefits prescribed by the legislation and the policies adopted by the Department;
11. prepare and issue reports and studies specialised in the Real Property market to increase awareness, prepare bulletins and data to support these studies, and provide decision-makers with the findings of such studies to benefit from them in setting and implementing the Government policies and programmes;
12. provide information and data to investors on Real Property investment opportunities in the Emirate;
13. provide Real Property valuation services;
14. conduct land surveys and re-surveys and issue maps thereof;
15. disseminate Real Property knowledge through preparing and implementing various Real Property training programmes to qualify those working on the Real Property market, including Developers, Real Property brokers, and other Persons engaging in Real Property activities in the Emirate, and prepare and conduct educational and awareness programmes on the rights and duties of those involved in the Real Property sector;
16. provide specialised Real Property consultations for Real Property Developers, brokers, investors and others;
17. prepare and implement programmes and projects that contribute to promoting the role of UAE nationals and encouraging them to work in the Real Property sector;
18. organise Real Property seminars, workshops, and conferences that aim to discuss issues related to the Real Property market, and propose appropriate solutions for them;

19. assess the performance of the entities affiliated to the Department and ensure that they perform the duties and services assigned to them;
20. prepare, develop, and periodically update a unified central database for the Real Property Activities in the Emirate, and make the data accessible to serve the objectives and purposes of planning and decision-making;
21. form Real Property councils and groups, and advisory committees comprising Persons with expertise in the various areas related to Real Property to provide the Department with opinions and advice on issues referred to it; and
22. perform any other duties required for the achievement of the objectives of the Department.

### **Chairman of the Department**

#### **Article (7)**

- a. A Chairman will be appointed to the Department pursuant to a decree issued by the Ruler.
- b. The Chairman will undertake the general supervision of the Department and make decisions as he deems appropriate to achieve its objectives. In particular, the Chairman may:
  1. approve the general policy and strategic plans of the Department and its affiliated entities;
  2. approve the organisational structure of the Department and its affiliated entities;
  3. approve the draft annual budget and final accounts of the Department;
  4. approve the fees and charges for the services provided by the Department and its affiliated entities; and
  5. perform any other duties or exercise any other powers related to the work of the Department and assigned to him by the Ruler.
- c. The Chairman may delegate any of the powers vested in him pursuant to this Law or any other legislation to the Director General.

### **Director General**

#### **Article (8)**

- a. A Director General will be appointed to the Department pursuant to a decree issued by the Ruler.

- b. The Director General will undertake the supervision of the administrative, technical, and financial affairs of the Department, and will represent it before third parties. In particular, he may:
1. propose the general policy and strategic plans of the Department and its affiliated entities, and supervise the implementation of these policies and plans upon being approved;
  2. propose the organisational structure of the Department and its affiliated entities;
  3. approve the bylaws and resolutions regulating the administrative, financial, and technical work of the Department and its affiliated entities;
  4. propose the annual draft budget of the Department and prepare its final accounts;
  5. propose the fees and charges for the services provided by the Department and its affiliated entities;
  6. supervise the work of the executive body of the Department and its affiliated entities;
  7. supervise the work of the executive directors of the affiliated entities of the Department and their implementation of the strategic and operational plans of their respective entities; and
  8. perform any other duties assigned to him by the Chairman.

**Executive Body of the Department  
Article (9)**

The executive body of the Department will be comprised of a number of administrative and technical Employees. Law No. (27) of 2006 Concerning Management of the Government of Dubai Human Resources and its amendments will apply to these Employees.

**Affiliated Entities of the Department  
Article (10)**

- a. Specialised entities working in areas related to regulating, conducting, and developing Real Property Activities in the Emirate may be affiliated to the Department.
- b. The Department may, in accordance with its needs and the work requirements of its affiliated entities, propose redefining the goals and objectives, dissolving, or merging of these entities. These proposals will be submitted to the competent authorities for approval.

- c. Affiliated entities of the Department must implement the adopted plans and policies, and must submit periodic reports to the Director General on their work and programmes as well as the statistics, studies, and information available to these affiliated entities.

**Fees**  
**Article (11)**

In return for registering Real Property dispositions and providing other services, the Department will charge fees as determined pursuant to a resolution of the Chairman of the Executive Council.

**Financial Resources of the Department**  
**Article (12)**

The financial resources of the Department will consist of:

1. support allocated to the Department in the general budget of the Government;
2. fees and charges for the services provided by the Department; and
3. any other resources approved by the Executive Council.

**Accounts and Financial Year of the Department**  
**Article (13)**

In regulating its accounts and records, the Department will follow the government accounting rules and standards. The financial year of the Department will commence on 1 January and will end on 31 December of each year.

**Issuing Implementing Resolutions**  
**Article (14)**

The Chairman of the Executive Council will issue the resolutions required for the implementation of the provisions of this Law.

**Repeals**  
**Article (15)**

The Declaration issued on 24 January 1960 Establishing the Tabou (Land) Department and Law No. (7) of 1997 Concerning Land Registration Fees are hereby repealed. Any provision in any other legislation will also be repealed to the extent that it contradicts the provisions of this Law.

**Commencement and Publication**  
**Article (16)**

This Law comes into force on the day on which it is issued, and will be published in the Official Gazette.

**Mohammed bin Rashid Al Maktoum**  
**Ruler of Dubai**

Issued in Dubai on 18 September 2013  
Corresponding to 13 Thu al-Qidah 1434 A.H.