

Law No. (3) of 2026
Concerning the
Quality and Safety of Buildings in the Emirate of Dubai¹

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

After perusal of:

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

Law No. (7) of 2013 Concerning the Dubai Land Department;

Law No. (27) of 2015 Establishing the Emirates International Accreditation Centre and its amendments;

Law No. (1) of 2016 Concerning the Financial Regulations of the Government of Dubai, its Implementing Bylaw, and their amendments;

Law No. (12) of 2016 Regulating the Security Industry in the Emirate of Dubai and its amendments;

Law No. (6) of 2019 Concerning Ownership of Jointly Owned Real Property in the Emirate of Dubai;

Law No. (5) of 2021 Concerning the Dubai International Financial Centre;

Law No. (16) of 2023 Concerning Urban Planning in the Emirate of Dubai;

Law No. (4) of 2025 Establishing the Dubai Civil Defence General Command;

Law No. (7) of 2025 Regulating the Conduct of Contracting Activities in the Emirate of Dubai;

Law No. (14) of 2025 Regulating the Practice of Engineering Consultancy Activities in the Emirate of Dubai;

Decree No. (22) of 2009 Concerning Special Development Zones in the Emirate of Dubai;

Decree No. (26) of 2013 Concerning the Rental Dispute Settlement Centre in the Emirate of Dubai;

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¹Every 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.

Decree No. (30) of 2017 Extending the Application of the Dubai Development Authority Planning and Construction Legislation to Certain Land Plots in the Emirate of Dubai;

Decree No. (45) of 2021 Concerning the Dubai Building Code;

The Order of 1961 Establishing the Dubai Municipality;

Local Order No. (3) of 1999 Regulating Construction Works in the Emirate of Dubai and its amendments; and

The legislation establishing and regulating Free Zones in the Emirate of Dubai,

Do hereby issue this Law.

Title of the Law

Article (1)

This Law will be cited as "Law No. (3) of 2026 Concerning the Quality and Safety of Buildings in the Emirate of Dubai".

Definitions

Article (2)

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

Emirate:	The Emirate of Dubai.
Executive Council:	The Executive Council of the Emirate of Dubai.
DM:	The Dubai Municipality.
Director General:	The Director General of the DM or the official in charge of the Competent Entity, as the case may be.
Competent Entity:	An entity legally authorised to regulate, license, and oversee Construction Works within the zones under its supervision in the Emirate. This includes the DM and the authorities supervising Special Development Zones and Free Zones, such as the Dubai International Financial Centre.

Quality Safety Certificate:	and	A document issued by the Competent Entity confirming the quality, safety, and suitability for use of a Building, after assessing its structural condition in accordance with the provisions of this Law and the resolutions issued in pursuance hereof.
Building:		An existing building in the Emirate, including the Real Property Units therein, which was completed at least twenty (20) years before the date of issuance of the Completion Certificate, or from a date determined by the Competent Entity where no Completion Certificate is issued.
Completion Certificate:		A document issued by the Competent Entity certifying that the Construction Works for a Building are completed in accordance with the building permit and plans, the Dubai Building Code (DBC), and the legislation in force in the Emirate.
Owner:		A natural or legal person in whose name a Building is registered, whether as owner or legitimate possessor, in accordance with the legislation in force in the Emirate. This includes the Owner of a Real Property Unit in a Building governed by the provisions of the above-mentioned Law No. (6) of 2019.
Engineering Firm:		A company or sole proprietorship registered in the DM Register and licensed in accordance with the legislation in force to practise any of the Engineering Consultancy Activities in the Emirate.
Technical Report:		The assessment issued by an Engineering Firm, which includes a Technical Checklist, technical defects of the Building, and methods for rectifying them.
Contractor:		A company or sole proprietorship registered in the DM Register and licensed in accordance with the legislation in force to carry out any of the Contracting Activities within the Emirate.
Technical Checklist:		The checklist approved by the DM, containing a set of items that an Engineering Firm is required to verify when inspecting and assessing the condition of a Building, for the purpose of meeting the requirements for obtaining a Quality and Safety Certificate.
Digital Window:		A unified digital platform developed in the Emirate, through which applications for Quality and Safety Certificates are

received, considered, and determined, in accordance with the provisions of this Law, the resolutions issued in pursuance hereof, and the relevant rules prescribed by the Competent Entity.

Scope of Application
Article (3)

- a. The provisions of this Law apply to all Buildings within the Emirate, including those located in Special Development Zones and Free Zones, such as the Dubai International Financial Centre, regardless of whether they were constructed before or after the effective date of this Law.
- b. The Chairman of the Executive Council may, by a decision he issues in this respect and in accordance with the controls and rules that he prescribes, exempt any Building from the provisions of this Law.

Objectives of the Law
Article (4)

This Law aims to:

1. enhance the quality and safety standards of Buildings across the Emirate, ensuring their continued suitability for use in accordance with the highest construction standards;
2. preserve the structural integrity of Buildings and ensure their sustainability, in accordance with approved technical requirements;
3. achieve a high level of comfort and well-being for Occupants of Buildings in the Emirate by periodically verifying the safe and proper operation of all systems and facilities of Buildings;
4. minimise the occurrence of accidents in Buildings and protect lives and property through timely and periodic maintenance; and
5. improve the aesthetic appeal and overall appearance of Buildings in the Emirate, thereby enhancing and preserving its urban identity.

Functions of the DM Article (5)

For the purpose of achieving the objectives of this Law, the DM will have the duties and powers to:

1. develop a comprehensive digital management and maintenance system for Buildings, including establishing and updating a unified Building database for the Emirate;
2. conduct periodic assessments of Buildings to verify their structural integrity and continued suitability for use;
3. adopt and implement unified standards that enhance the quality of Buildings and ensure their sustainability;
4. establish the necessary requirements and procedures to mitigate Risks related to Building safety and to protect lives and property;
5. regulate, in coordination with the Concerned Entities, the standards and procedures for carrying out periodic maintenance and repair of Buildings;
6. investigate Building-related incidents within the DM's jurisdiction and responsibility, take the necessary corrective measures to prevent their recurrence, and ensure the highest levels of safety and security standards;
7. regulate and promote the use of modern technologies and innovations in Building assessment and maintenance;
8. regulate the use of building materials in the maintenance of Buildings, ensuring safety and extending their lifespan;
9. establish, manage, and operate a digital platform containing all Building data in the Emirate, in coordination with the Competent Entities;
10. hold conferences and workshops aimed at raising awareness and promoting compliance with Building safety and quality standards; and
11. exercise any other duties or powers required for the achievement of the objectives of this Law, as assigned to it by the Chairman of the Executive Council.

Functions of the Competent Entities

Article (6)

For the purpose of achieving the objectives of this Law, a Competent Entity will have the duties and powers to:

1. provide the DM with all data related to Buildings under its jurisdiction for the purpose of issuing Quality and Safety Certificates;
2. verify the accuracy of Technical Reports issued by Engineering Firms through on-site inspections of Buildings, where required for public interest;
3. issue Quality and Safety Certificates for Buildings under its jurisdiction through the Digital Window, after verifying the results of the Building condition assessment contained in the Technical Report and the Technical Checklist;
4. estimate, based on available data, completion dates for Buildings for which no Completion Certificates are issued;
5. approve the timeframes prescribed for rectifying technical defects in Buildings, and adjust these timeframes as deemed appropriate to meet the requirements for issuing Quality and Safety Certificates; and
6. exercise any other duties or powers required for the achievement of the objectives of this Law, as assigned to it by the Chairman of the Executive Council.

Technical Assessment of Buildings

Article (7)

- a. To be issued with a Quality and Safety Certificate, a Building must be inspected, and a comprehensive analysis and assessment of its structural condition and any existing technical defects must be conducted by an Engineering Firm.
- b. The Engineering Firm authorised to evaluate and analyse the Building's condition for the purpose of issuing a Quality and Safety Certificate must have a classification category corresponding to the height of the Building for which the certificate is being requested, and its classification must not be lower than the threshold prescribed by the DM in accordance with applicable legislation.
- c. Where the Engineering Firm engages a technical laboratory to conduct the technical tests required to evaluate the Building's condition, it must ensure that the laboratory is licensed to operate in the Emirate and accredited by the Emirates International Accreditation Centre, and that it conducts the tests in accordance with the technical standards approved by the DM and the legislation in force in the Emirate.

- d. The Technical Report prepared by the Engineering Firm after completing the Building condition assessment must include all the features listed in the Technical Checklist and, in particular, the following:
 1. the structural integrity of the Building;
 2. the integrity of all types of exterior cladding;
 3. the condition of electrical and mechanical installations in external and common areas;
 4. the condition of windows, doors, and security barriers on the external facades and in common areas;
 5. confirmation that the Building meets the safety and security requirements and procedures specified by the Directorate General of Civil Defence in the Emirate of Dubai; and
 6. confirmation that the Building meets the requirements for CCTV systems prescribed by the Security Industry Regulatory Agency.
- e. The DM will periodically review the Technical Checklist in coordination with the Competent Entities, and will amend or update it in accordance with the requirements of public interest. Any such amendments or updates must be published via the Digital Window following approval by the Director General of the DM.

Conduct of Building Condition Assessments and Issuance of Quality and Safety Certificates
Article (8)

When assessing a Building's condition and issuing a Quality and Safety Certificate, the following procedures apply:

1. The Owner will submit an application for a Quality and Safety Certificate through the Digital Window, specifying the name of the Engineering Firm to be contracted to assess the Building's condition.
2. The Competent Entity will consider the application, verify that it meets all the approved technical requirements for the appointment of the Engineering Firm, and issue its initial approval to commence the assessment of the Building's condition. The applicant will be granted a period not exceeding six (6) months from the date of the initial approval to submit the Technical Report prepared by the Engineering Firm. The Competent Entity may, at the Owner's request, extend this period for up to two (2) years, after verifying the justifications for granting such an extension, provided that no potential Risks to life or property arise.

3. After obtaining initial approval from the Competent Entity, the Engineering Firm will inspect the Building and assess its structural condition, based on the Technical Checklist and the items specified in paragraph (d) of Article (7) of this Law. Where required, the Engineering Firm will conduct the necessary technical tests through a technical laboratory and prepare and submit the Technical Report via the Digital Window.
4. Following the Owner's approval, the Engineering Firm will propose a timeframe for rectifying the Building's technical defects and an implementation plan. This plan will be submitted via the Digital Window for review and approval by the Competent Entity. The Competent Entity may amend the timeframe for rectifying the technical defects and the implementation plan as it deems appropriate.
5. The Owner will appoint a Contractor, under the supervision of the Engineering Firm, to carry out the work required to rectify the technical defects identified in the Technical Report.
6. Once the Contractor has completed the work required to address all the technical defects in the Building as outlined in the Technical Report, the Engineering Firm will submit an application for a Quality and Safety Certificate through the Digital Window.
7. Upon receiving the application from the Engineering Firm, as described in paragraph (6) of this Article, the Competent Entity will conduct a site visit and inspection of the Building, verify that all technical defects identified in the Technical Report have been rectified, and issue the Quality and Safety Certificate.

Obligations of Owners

Article (9)

- a. For the purposes of this Law, an Owner must:
 1. obtain a Quality and Safety Certificate after the lapse of twenty (20) years from the date on which the Completion Certificate of the Building is issued;
 2. comply with the time frames prescribed by the Competent Entity for rectifying the technical defects specified in the Technical Report and for obtaining the Quality and Safety Certificate in accordance with the provisions of this Law and the resolutions issued in pursuance hereof;
 3. contract an Engineering Firm to evaluate the condition of the Building and issue the Technical Report, in preparation for obtaining the Quality and Safety Certificate;
 4. perform periodic maintenance for any Building that has been constructed for less than twenty (20) years from the date of issuance of its Completion Certificate, whether on his own initiative or upon request by the Competent Entity, and rectify any defects that

may pose a Risk to the structural safety of the Building, the safety of lives and property therein, and the surrounding Buildings;

5. contract a Contractor, under the supervision of the Engineering Firm, to implement the works required to rectify the technical defects identified in the Technical Report;
 6. not obstruct the work of the employees of the Competent Entity when conducting Building inspections for the purpose of issuing the Quality and Safety Certificate;
 7. take the necessary action to secure vacation of the Building by its Occupants to enable the Contractor to implement the required works and rectify technical defects in the Building; and
 8. fulfil any other obligations determined pursuant to the relevant resolution of the Chairman of the Executive Council or the Director General.
- b. Obtaining a Quality and Safety Certificate will not exempt the Owner from the obligation to perform periodic maintenance or to rectify any technical defects in the Building in the event of damage to its structure. Furthermore, the performance of periodic maintenance prior to obtaining the Quality and Safety Certificate will not exempt the Owner from the obligation to appoint an Engineering Firm to inspect and evaluate the condition of the Building and prepare the Technical Report in preparation for issuing the Quality and Safety Certificate in accordance with the provisions of this Law and the resolutions issued in pursuance hereof.

Obligations of the Management Entity

Article (10)

- a. The Management Entity, designated in accordance with the provisions of the above-mentioned Law No. (6) of 2019, will perform the tasks and duties assigned to the Owner under this Law and the resolutions issued in pursuance hereof. This includes obtaining the Quality and Safety Certificate for Buildings that are subject to the provisions of the above-mentioned Law No. (6) of 2019; and contracting an Engineering Firm and a Contractor to implement the works required to rectify the technical defects in the Building as specified in the Technical Report.
- b. The provisions and obligations imposed on the Owner under this Law and the resolutions issued in pursuance hereof apply to the Management Entity, without prejudice to the Owner's liability for the payment of any fees, charges, and any other amounts or security deposits prescribed under this Law and the resolutions issued in pursuance hereof in respect of the Quality and Safety Certificate, or to the Owner's responsibility to monitor the Management Entity's performance of the tasks and duties assigned to the Owner pursuant to this Law and the resolutions issued in pursuance hereof.

- c. The Director General of the Dubai Land Department will issue the resolutions necessary to implement the provisions of this Article, including the resolutions ensuring the Management Entity's compliance with the provisions of this Law, the resolutions issued in pursuance hereof, and other legislation in force in the Emirate.

Obligations of Engineering Firms **Article (11)**

For the purposes of this Law, an Engineering Firm must:

1. prepare the Technical Report accurately and comprehensively, including the technical items set out in paragraph (d) of Article (7) of this Law, and refrain from delegating its preparation to any other Engineering Firm;
2. ensure that the technical laboratory engaged by the Engineering Firm conducts all technical tests in accordance with the technical rules and standards approved by the DM in this regard;
3. verify that the Contractor has rectified all technical defects in the Building in accordance with the Technical Report and recognised engineering specifications and standards, and confirm that the Building meets all requirements for obtaining the Quality and Safety Certificate in accordance with this Law, the resolutions issued in pursuance hereof, and other legislation in force in the Emirate;
4. not make any amendments to the information and data contained in the Technical Report after submission through the Digital Window without first obtaining the approval of the Competent Entity;
5. inspect and evaluate the condition of the Building in accordance with recognised engineering standards and the legislation in force in the Emirate, provide a neutral technical opinion regarding the technical defects therein, and determine whether the Building may be issued with the Quality and Safety Certificate; and
6. fulfil any other obligations determined pursuant to the relevant resolution of the Chairman of the Executive Council or the Director General.

Entry into and Vacation of Buildings **Article (12)**

- a. For the purpose of implementing the provisions of this Law, employees of the Competent Entity will have the authority to enter Buildings to inspect their structural condition and verify compliance with the requirements prescribed for the issuance of the Quality and

Safety Certificate in accordance with the provisions of this Law and the resolutions issued in pursuance hereof.

- b. Occupants of a Building must comply with the procedures and requirements necessary for the implementation of this Law. In particular, they must:
 - 1. enable the employees of the Competent Entity to enter Buildings to evaluate their technical and structural condition;
 - 2. not obstruct the Owner, the Engineering Firm, or the Contractor in the execution of the works required to rectify technical defects identified in the Technical Report for the purpose of obtaining the Quality and Safety Certificate; and
 - 3. vacate Buildings within three (3) months from the date of the Competent Entity's approval of the Technical Report, where the report indicates that the performance of maintenance works and the rectification of technical defects are required as prerequisites for obtaining the Quality and Safety Certificate.
- c. Where an Occupant fails to vacate the Building within the time frame specified in subparagraph (b)(3) of this Article, the Owner may take the necessary measures for eviction through judicial channels. The Rental Dispute Settlement Centre must consider the eviction claim on a summary basis, and its decision in respect of the claim must provide for immediate enforceability.

Validity of Quality and Safety Certificates Article (13)

- a. The validity period of a Quality and Safety Certificate will be as follows:
 - 1. ten (10) years for Buildings whose Completion Certificates were issued less than forty (40) years ago; and
 - 2. five (5) years for Buildings whose Completion Certificates were issued forty (40) years ago or more.
- b. The validity period of the Quality and Safety Certificate referred to in paragraph (a) of this Article will be renewable for the same period. The conditions and procedures for renewing the Quality and Safety Certificate will be determined by a relevant resolution of the Chairman of the Executive Council.

Exemption from Obtaining Quality and Safety Certificates
Article (14)

- a. An Owner will be exempt from obtaining a Quality and Safety Certificate in either of the following cases:
 - 1. where the Competent Entity decides to demolish the Building due to serious technical defects in its structure and potential risks to lives and property; or
 - 2. where the Owner wishes to demolish the Building without commencing the procedures for obtaining the Quality and Safety Certificate. In this case, the Competent Entity may, after inspecting the Building and ensuring there are no potential risks to lives and property, grant the Owner a grace period not exceeding one (1) year from the date on which the approval of the demolition is issued to demolish the Building.
- b. For an Owner to demolish a Building pursuant to sub-paragraph (a)(2) of this Article, he must provide a refundable cash security deposit in the amount of fifty thousand dirhams (AED 50,000). If the time frame prescribed by the Competent Entity expires without the Owner demolishing the Building, the security deposit will be forfeited, unless the Owner proves that the delay was due to circumstances beyond his control. In such case, the Competent Entity may grant the Owner an additional grace period not exceeding six (6) months to demolish the Building.
- c. Forfeiture of the security deposit pursuant to paragraph (b) of this Article will not exempt the Owner from the requirement to obtain the Quality and Safety Certificate in accordance with the provisions of this Law and the resolutions issued in pursuance hereof.

Vacating Buildings
Article (15)

- a. Where demolition is approved, the provisions prescribed for the eviction of Tenants stipulated in the above-mentioned Law No. (26) of 2007 will apply to the vacation of the Building by its Occupants.
- b. An Occupant who vacates a Building in accordance with the provisions of this Law will have priority to return to that Building after its reconstruction or the completion of maintenance works and rectification of technical defects, at the same Rent agreed upon in the Lease Contract concluded between him and the Owner prior to vacation, unless the parties agree otherwise.

Violations and Administrative Penalties
Article (16)

- a. Without prejudice to any stricter penalty stipulated in any other legislation, a Person who violates this Law or the resolutions issued in pursuance hereof will be punished by a fine of not less than one hundred dirhams (AED 100) and no more than one million dirhams (AED 1,000,000). The Chairman of the Executive Council will determine, pursuant to the relevant resolution issued by him, the acts that constitute violations and the fines to be imposed on violators.
- b. Upon repetition of the same violation within two (2) years from the date of the previous violation, the amount of the fine referred to in paragraph (a) of this Article will be doubled. A fine must not exceed two million dirhams (AED 2,000,000).
- c. In addition to the penalty of a fine, the Competent Entity may, in coordination with the concerned Government Entities and in a manner proportionate to the circumstances of the violator, take one or more of the following measures against the violator:
 - 1. suspension of the issuance or renewal of building permits for the Owner in respect of the Building subject of the violation, until the violation is remedied;
or
 - 2. suspension of consideration of, or rejection of, any applications relating to the Building that is the subject of the violation, submitted to Government Entities or private entities, including the suspension of the attestation of Lease Contracts for Real Property Units in that Building, for a period determined by the Competent Entity in coordination with the Dubai Land Department.
- d. Imposing the administrative penalties and measures referred to in this Article will not prejudice any applicable civil or criminal liability.
- e. The provisions of this Article apply without prejudice to any administrative penalties or measures imposed on an Engineering Firm or a Contractor in accordance with the legislation regulating the practice of Engineering Consultancy Activities or Contracting Activities, should the Engineering Firm or Contractor breach any of their obligations under the provisions of this Law and the resolutions issued in pursuance hereof.

Law Enforcement
Article (17)

The Competent Entity employees nominated pursuant to a resolution of the Director General will, each within his own powers, have the capacity of Law Enforcement Officers to record the

acts committed in breach of the provisions of this Law and the resolutions and instructions issued in pursuance hereof. For this purpose, they may enter construction sites and Buildings and issue the necessary violation reports, provided that they comply with the provisions and rules prescribed by the legislation in force concerning entry into private residences and the sanctity thereof.

Non-liability of Competent Entities Article (18)

A Competent Entity will not be liable to third parties for any damage sustained by them or by their Buildings, structures, or property, as a result of the exercise of its duties and powers under this Law and the resolutions issued in pursuance hereof, unless such damage is proven to have resulted from fault on the part of the Competent Entity or its subordinates.

Grievance Article (19)

Any affected party may submit to the Director General a written grievance against any decision, procedure, or measure taken against him in accordance with this Law and the resolutions issued in pursuance hereof, within thirty (30) days from the date of being notified of the contested decision, procedure, or measure. The grievance will be determined, within thirty (30) days of its submission, by a committee formed by the Director General for this purpose; and the decision issued by the committee on the grievance will be final.

Cooperation with Competent Entities Article (20)

For the purposes of implementing the provisions of this Law and the resolutions issued in pursuance hereof, a Competent Entity may seek assistance from the concerned Government Entities in the Emirate, including police personnel. Upon request, such entities must provide prompt support and assistance to the Competent Entity.

Fees Article (21)

- a. In return for the issuance of Quality and Safety Certificates and the provision of related services, the Competent Entity will collect the fees prescribed by a resolution of the Chairman of the Executive Council.
- b. The revenues collected by the DM pursuant to this Law will be paid to the Public Treasury of the Government of Dubai.

Compliance with this Law
Article (22)

All Owners, Contractors, and Engineering Firms to whom the provisions of this Law apply must comply with its provisions within one (1) year from the date on which this Law comes into force. The Chairman of the Executive Council may, where necessary, extend this grace period for the same period.

Issuing Implementing Resolutions
Article (23)

With the exception of the resolutions which the Chairman of the Executive Council is authorised to issue under this Law, the Director General will issue the resolutions required for implementing the provisions of this Law.

Repeals
Article (24)

Any provision in any other legislation will be repealed to the extent that it contradicts the provisions of this Law.

Publication and Commencement
Article (25)

This Law will be published in the Official Gazette and will come into force sixty (60) days after the date of its publication.

Mohammed bin Rashid Al-Maktoum
Ruler of Dubai

Issued in Dubai on 27 February 2026
Corresponding to 10 Ramadan 1447 A.H.