

Local Order No. (1) of 2004
Concerning
Rent Tribunal Fees in the Emirate of Dubai¹

We, Hamdan bin Rashid Al Maktoum, Deputy Ruler of Dubai, Chairman of the Dubai Municipality,

After perusal of:

The powers legally vested in Us pursuant to the Order Establishing the Dubai Municipality;

Decree No. (2) of 1993 Forming a Special Tribunal to Determine Disputes between Landlords and Tenants (the “Tribunal”); and

Local Order No. (2) of 2001 Concerning Rent Tribunal Fees in the Emirate of Dubai, as amended by Local Order No. (2) of 2002 and Local Order No. (3) of 2003,

Do hereby issue this Order.

Article (1)

The fees approved by Us and indicated opposite the rent actions, applications, cases, and proceedings set forth in the Schedule attached to this Order will be collected in respect of these actions, applications, cases, and proceedings.

Article (2)

The fees stated in the Schedule referred to in the preceding Article will apply to all actions, applications, cases, and proceedings to be filed with the Tribunal after the effective date of this Order.

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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.

Article (3)

The fees imposed pursuant to this Order will not apply to the actions, applications, cases, and proceedings filed by ministries and federal corporations and authorities, or by the departments and public corporations and authorities affiliated to the Government of Dubai. Where the judgement in any action requires a litigant to pay the legal fees and costs, the fees imposed under this Order will be assessed based on the awarded amount and will be collected from that litigant. The provisions of this Article will not apply to the actions, applications, cases, and proceedings filed by the Development Board.

Article (4)

- a. Where a party to a rent action claims to be unable to pay the action fees or the fees for any relevant application, case, or proceedings, the Tribunal may, after verifying this claim, admit the action, application, case, or proceedings; and defer the collection of the applicable fees or collect a part of these fees.
- b. Where a judgement is rendered in favour of a claimant in a rent action which has been admitted subject to deferral of the payment of applicable fees or partial payment thereof, the full amount of the fees will be collected from the judgement debtor. Where the fees cannot be collected from the judgement debtor, they will be collected from the judgement creditor if he becomes able to pay them.

Article (5)

The claim value in an action or application will be determined in monetary terms where possible. Where the monetary value is not determined but can be assessed, the Tribunal will estimate that value. Where the amount awarded by the final judgement exceeds the estimated claim value based on which the fee has been paid, the fee difference must be paid.

Article (6)

Where an action involves multiple claims, the fee will be assessed based on the value of each claim separately.

Article (7)

Where the Tribunal renders a judgement that awards an amount exceeding the amount based on which the fees have been paid, the fee difference will be collected from the judgement

creditor; and no proceedings may be initiated to enforce the judgement unless this fee difference is paid.

Article (8)

The fees and costs of an action will be collected from the judgement debtor even if the judgement in the action is silent on this matter.

Article (9)

When calculating payable fees, the fraction of a dirham will be rounded up to a dirham. Payable fees will be collected accordingly.

Article (10)

The fees collected pursuant to this Order will be paid to the Dubai Municipality. These fees will be deemed as preferential debt and will be collected from the relevant debtors in accordance with the legally prescribed procedures.

Article (11)

The above-mentioned Local Order No. (2) of 2001, Local Order No. (2) of 2002, and Local Order No. (3) of 2003 are hereby repealed.

Article (12)

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

Hamdan bin Rashid Al Maktoum

Deputy Ruler of Dubai

Chairman of the Dubai Municipality

Issued in Dubai on 2 May 2004

Corresponding to 13 Rabi al-Awwal 1425 A.H.

**Schedule
Rent Tribunal Fees**

SN	Description	Fee (in dirhams)
1	Action involving a rent claim	3.5% of the value of the rent claim. This fee may neither be less than five hundred dirhams (AED 500.00) nor exceed fifteen thousand dirhams (AED 15,000.00).
2	Action for the renewal or revocation of a lease contract or the eviction of a tenant	3.5% of the annual rent. This fee may not be less than five hundred dirhams (AED 500.00) nor exceed twenty thousand dirhams (AED 20,000.00).
3	Counterclaim	The fee will be assessed as in independent actions
4	Reinstatement of an action (where the application is submitted within three (3) months from the date of striking off the action)	1.5% of the original claim value. This fee may not be less than two hundred and fifty dirhams (AED 250.00) nor exceed seven thousand dirhams (AED 7,000.00).
5	Conducting inspection/ expertise assignment	2.5% of the claim value. This fee may not exceed three thousand dirhams (AED 3,000.00).
6	Serving a notice	100.00
7	Application for intervention in, or joinder of parties to, an action	500.00
8	Application for service of process by publication	50.00
9	Presenting a power of attorney to the Tribunal	25.00
10	Sending correspondence to various entities	20.00
11	Depositing rent	50.00
12	Handing over the key of leased premises	50.00

13	Obtaining a certified copy of a decision of the Tribunal	30.00
14	Issuing a 'To Whom It May Concern' Certificate	20.00
15	Obtaining a copy of an action file	Five dirhams (AED 5.00), plus 25 fils (AED 0.25) per page

Hamdan bin Rashid Al Maktoum
Deputy Ruler of Dubai
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