

Law No. (4) of 2019
Concerning the
Real Estate Regulatory Agency¹

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

After perusal of:

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

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

Law No. (16) of 2007 Establishing the Real Estate Regulatory Agency;

Law No. (13) of 2008 Regulating the Interim Real Property Register in the Emirate of Dubai and its amendments;

Law No. (13) of 2012 Establishing the Dubai Real Estate Institute;

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

Law No. (8) of 2018 Concerning Management of the Government of Dubai Human Resources;

Executive Council Resolution No. (6) of 2010 Approving the Implementing Bylaw of Law No. (13) of 2008 Regulating the Interim Real Property Register in the Emirate of Dubai; and

Executive Council Resolution No. (37) of 2015 Regulating the Real Property Valuation Profession in the Emirate of Dubai,

Do hereby issue this Law.

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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.

Definitions

Article (1)

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.
Executive Council:	The Executive Council of the Emirate of Dubai.
DLD:	The Dubai Land Department.
Director General:	The director general of the DLD.
RERA:	The Real Estate Regulatory Agency.
CEO:	The chief executive officer of RERA.
Real Property Activities:	The activities related to Real Property that RERA is authorised to license in the Emirate under this Law, the resolutions issued in pursuance hereof, and the legislation in force in the Emirate.
Real Property Development Projects:	The projects involving construction of multi-storey buildings and compounds for residential, commercial, industrial, or multiple purposes.
Jointly Owned Real Property:	A building, including the parts and appurtenances allocated for common use, and the land on which that building is constructed; or land which is subdivided into units or land plots intended for individual ownership.

Applicability of the Law to RERA

Article (2)

The provisions of this Law will apply to the Real Estate Regulatory Agency established pursuant to the above-mentioned Law No. (16) of 2007 as a public corporation, which has legal personality and the legal capacity required to undertake all acts and dispositions that ensure the achievement of its objectives, and which is affiliated to the DLD.

Head Office of RERA

Article (3)

The head office of RERA will be located in the Emirate. RERA may establish branches within the Emirate pursuant to a resolution of the Director General.

Objectives of RERA

Article (4)

RERA aims to:

1. contribute to developing the Real Property sector through an integrated set of regulatory and supervisory procedures that enhance the role of this sector in the comprehensive economic development of the Emirate;
2. provide a safe and supportive environment for Real Property Development Projects in the Emirate to ensure that the rights of Real Property Developers and investors are protected;
3. keep pace with the continuing growth witnessed by the Emirate in the Real Property sector and all related activities;
4. promote the role of UAE nationals in the Real Property sector, and implement programmes and projects that enable them to engage in Real Property Activities; and
5. establish the principles and code of conduct of Real Property Activities, and develop the relevant charters.

Functions of RERA

Article (5)

For the purpose of achieving its objectives, RERA will have the duties and powers to:

1. regulate, audit, and monitor Escrow Accounts for Real Property Development, and approve the banking and financial institutions qualified to manage these accounts;
2. approve the rules regulating the Real Property development, sale, leasing, and brokerage professions; the Real Property Valuation Profession; the management of Jointly Owned Real Property; and other Real Property Activities;

3. regulate and license Real Property Activities, and audit and monitor the persons conducting these activities to ensure their compliance with the legislation regulating the Real Property sector;
4. regulate and audit the accounts related to managing and operating Jointly Owned Real Property in accordance with the relevant applicable legislation;
5. propose the legislation required for regulating the work of persons conducting Real Property Activities;
6. issue the bylaws required for regulating training and qualifying the staff of establishments authorised to conduct Real Property Activities;
7. register the persons conducting Real Property Activities in the relevant registers it maintains for this purpose, and issue identification cards for individuals engaged in Real Property Activities;
8. consider and investigate complaints filed against the persons conducting Real Property Activities, and take the necessary actions and decisions in respect thereof;
9. audit; monitor; and inspect the operation, management, and maintenance of Jointly Owned Real Property, Common Parts, and Common Facilities to ensure their sustainability, and audit relevant accounts and books, in accordance with the relevant applicable legislation;
10. approve Real Property Development Projects in the Emirate, monitor their percentages of completion, and issue the relevant resolutions and recommendations, in accordance with the relevant applicable legislation;
11. issue the required approvals of the content of Real Property advertisements in the Emirate, including in Special Development Zones and free zones such as the Dubai International Financial Centre; and monitor and censor that content in coordination with the Competent Entities in the Emirate;
12. develop and implement programmes and projects that promote the role of UAE nationals in the Real Property sector and encourage them to engage in this sector;

13. develop and implement informative and awareness-raising programmes on the rights and obligations of the parties engaged in the Real Property sector, in coordination with the Dubai Real Estate Institute;
14. develop and update policies and studies aimed at striking a balance between supply and demand in the Real Property market, and submit the same to the Director General for approval in preparation for final approval by the Executive Council; and
15. exercise any other duties or powers required for the achievement of the objectives of RERA, as assigned to it by the Executive Council.

Executive Body of RERA

Article (6)

The executive body of RERA will be comprised of the CEO and a number of administrative, finance, and technical Employees, to whom Law No. (8) of 2018 Concerning Management of the Government of Dubai Human Resources, and the resolutions issued in pursuance thereof, will apply.

Appointment and Functions of the CEO

Article (7)

- a. The CEO will be appointed pursuant to a resolution of the Chairman of the Executive Council.
- b. The CEO will supervise the work and activities of RERA in a manner that ensures the achievement of its objectives. In particular, the CEO will have the duties and powers to:
 1. prepare the general policy and the strategic and development plans of RERA, submit the same to the Director General for approval, and follow up their implementation;
 2. prepare the organisational structure of RERA, and submit the same to the Director General for approval in preparation for final approval by the Executive Council;
 3. propose the projects, initiatives, activities, and programmes that contribute to the achievement of the objectives of RERA and that enable RERA to exercise its functions; and submit the same to the Director General for approval;

4. submit periodic reports to the Director General on the work and performance outcomes of RERA;
5. propose the draft administrative and technical resolutions and bylaws regulating the work of RERA, and submit the same to the Director General for approval,
6. supervise the work of the executive body of RERA; and
7. exercise any other duties and powers assigned to him by the Director General.

Financial Resources of RERA Article (8)

The financial resources of RERA will consist of:

1. the support allocated to RERA in the budget of the DLD; and
2. any other resources approved by the Director General in accordance with the legislation in force.

Issuing Implementing Resolutions Article (9)

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

Supersession and Repeals Article (10)

- a. This Law supersedes the above-mentioned Law No. (16) of 2007.
- b. The DLD hereby succeeds RERA in exercising all the functions related to the registration of Lease Contracts and regulation of the relationship between Landlords and Tenants, and in exercising all other functions related to Lease Contracts, which are stipulated in the legislation in force in the Emirate.
- c. Any provision in any other legislation is hereby repealed to the extent that it contradicts the provisions of this Law.

Publication and Commencement

Article (11)

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

Mohammed bin Rashid Al Maktoum

Ruler of Dubai

Issued in Dubai on 4 September 2019

Corresponding to 5 Muharram 1441 A.H.