

Administrative Resolution No. (154) of 2025
Concerning the
Registration of Privileges in the Real Property Register¹

The Director General of the Dubai Land Department,

After perusal of:

Federal Law No. (5) of 1985 Issuing the Civil Code of the United Arab Emirates and its amendments;

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

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

Executive Council Resolution No. (30) of 2013 Approving the Fees of the Dubai Land Department and its amendments,

Does hereby issue this Resolution.

Definitions
Article (1)

The following words and expressions, wherever mentioned in this Resolution, have the meanings respectively assigned to them, unless the context implies otherwise:

DLD: The Dubai Land Department.

Real Property Register: The register regulated pursuant to the above-mentioned Law No. (7) of 2006.

Real Property: This includes land and any existing Real Property Unit registered in the Real Property Register.

Privilege: An ancillary real right established by law by virtue of which the Privilege Holder has priority over ordinary creditors and lower-ranking

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¹*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.*

creditors in recovering the debt secured by the Privilege from the proceeds of the sale of the Real Property.

Privilege Holder: A Person in whose favour a Privilege is established by law, including, without limitation, a seller of Real Property who has not received, in whole or in part, the purchase price; a contractor or consultant engineer engaged in the construction, reconstruction, renovation, or maintenance of a building or structure; and a co-owner of Real Property upon its partition.

Registration of Privileges Article (2)

For a Privilege to be registered by the DLD in the Real Property Register, a definitive judgment must have been issued establishing the debt for which the Privilege is to be registered, or the debt must be evidenced by an instrument that, by law, has the force of an enforceable instrument.

Privilege Priority Article (3)

- a. A Privilege takes priority from the date on which the Privilege is registered in the Real Property Register.
- b. The priority of the Privilege will be determined by the serial number of its registration in the Real Property Register. Where more than one Person applies at the same time for registration of a Privilege over the same Real Property, the Privileges will be registered under a single number and those Persons will have equal priority in respect of the Privilege.

Extinguishment of Privileges Article (4)

A Privilege will be extinguished, and its registration will be struck off the Real Property Register, if any of the following applies:

1. the Privilege Holder waives the Privilege;
2. the Privilege and the ownership of the Real Property to which the Privilege relates vest in the same Person;
3. the Real Property to which the Privilege relates is a Real Property Unit and is destroyed;

4. a definitive judgment or judicial decision is issued declaring the Privilege extinguished; or
5. the debt secured by the Privilege is extinguished.

Registration and Deregistration Fees

Article (5)

In return for registering a Privilege in the Real Property Register, the DLD will charge the same fee as that payable for making an entry in a Real Property registry folio (other than in relation to a mortgage). For deregistering a Privilege from the Real Property Register, the DLD will charge the same fee as that prescribed for removing an entry from a Real Property registry folio, as set out in items (46) and (48) of the Schedule of Fees for Registration of Real Property Dispositions and Fees for Services Provided by the Dubai Land Department attached to the above-mentioned Executive Council Resolution No. (30) of 2013.

Publication and Commencement

Article (6)

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

Omar Hamad Bu Shehab
Director General
Dubai Land Department

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Corresponding to 6 Safar 1447 A.H.