Real Estate Law

A practical overview of **property matters in the UAE**: property ownership, transactions, leasing, and real estate disputes.

CORE AREAS

OWNERSHIP

Property ownership in the UAE depends on the Emirate, location, nationality, and type of property right. In Dubai, foreign ownership is generally permitted in designated freehold areas.

OFF-PLAN PROPERTY

Off-plan purchases must be linked to registered projects and regulated developer obligations. In Dubai, escrow rules, Oqood registration, payment plans, and handover terms are central protections for buyers.

TENANCY

Dubai tenancy relationships are governed by tenancy laws, Ejari registration, rent index rules, and notice requirements. Common disputes involve rent increases, eviction notices, maintenance, and deposits.

DISPUTES

Real estate disputes may involve buyers, sellers, developers, brokers, landlords, tenants, owners' associations, or building managers. Rental disputes in Dubai are commonly handled through the Rental Dispute Center.

KEY CONCEPTS

TRANSACTION COSTS

Common Dubai property transaction costs include DLD transfer fees, trustee office fees, broker commissions, developer NOC fees, mortgage registration fees, and service charge clearances.

DOCUMENTATION

- Sale agreements should clearly state price, payment terms, default, and transfer obligations.
- Tenancy contracts should be registered through Ejari.
- Off-plan buyers should confirm project registration and escrow.
- Property notices should follow the required form and timelines.

Need guidance on a property matter?

Our team can guide you through property transactions, ownership, tenancy, and real estate disputes.

BOOK A CONSULTATION ↗

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