

**Chairman of the Executive Council Resolution No. (4) of 2011
Concerning the Rules and Procedures of the Registration of
Lease Contracts in the Emirate of Abu Dhabi**

We, Mohamed bin Zayed Al Nahyan, Crown Prince, and Chairman of the Executive Council;

Having reviewed:

- Law No. (1) of 1974 concerning the reorganization of the Governmental Body in the Emirate of Abu Dhabi and its amendments;
- Law No. (3) of 2005 concerning the organization of real estate registration in the Emirate of Abu Dhabi;
- Law No. (19) of 2005 concerning real estate ownership as amended by Law No. (2) of 2007;
- Law No. (10) of 2006 concerning the establishment of the Municipality and Municipal Council of the Western Region in the Emirate of Abu Dhabi;
- Law No. (18) of 2006 concerning the issuance of the Financial System of the Emirate of Abu Dhabi Government;
- Law No. (20) of 2006 concerning the lease of premises and regulation of the landlord-tenant relationship in the Emirate of Abu Dhabi and its amendments;
- Law No. (9) of 2007 concerning the establishment of the Department of Municipal Affairs;
- Law No. (10) of 2007 concerning the Municipality and the Municipal Council of Abu Dhabi City in the Emirate of Abu Dhabi;
- Law No. (11) of 2007 concerning the Municipality and Municipal Council of Al Ain City in the Emirate of Abu Dhabi;
- And acting upon what was presented to and approved by the Executive Council ;

Issued the following resolution:

Article (1)

In application of the provisions of this Resolution, the following terms and expressions shall have the meanings assigned thereto, unless the context requires otherwise:

Emirate	:	The Emirate of Abu Dhabi.
Department	:	The Department of Municipal Affairs.
Concerned Municipality	:	The municipality of Abu Dhabi City, Al Ain City, Western Region or any municipality which may be established in the Emirate in the future.

Competent Entities	:	Governmental departments and competent entities concerned with delivery of services such as gas, electricity, telecommunications, and every entity with an activity related to real estates that are subject to the provisions of this resolution.
Competent Committees	:	Rent Dispute Settlement Committee, the Committee of Appeal and Cassation Committee formed pursuant to Law No. (20) of 2006 concerning the lease of premises and regulation of landlord-tenant relationship in the Emirate of Abu Dhabi and its amendments.
Lease Contract	:	A contract with a duration not exceeding four years, concluded pursuant to the provisions of the aforesaid Law No. (20) of 2006.
Register of Lease Contracts	:	The register prepared by the Concerned Municipality pursuant to the provisions of Article (2) of this resolution.
Landlord	:	The owner of the real property or his legal representative.
Tenant	:	Every natural or legal person bound by a lease contract with the landlord.

Article (2)

The Concerned Municipality shall establish and maintain a register called "The Register of Lease Contracts" which consists of a set of customized folios whether in hand writing or electronically, and contain data concerning the leased real estate, landlord, tenant, lease contract and any other data specified by the Department.

Article (3)

The Concerned Municipality shall perform the following:

1. Prepare a unified form for the Lease Contract.
2. Form an administrative body of qualified personnel for the registration of Lease Contracts.
3. Provide an automated system for the registration of Lease Contracts and set up a database of all real estates designated for rent, their owners and tenants.
4. Coordinate with all Competent Entities to link them with the automated system for the registration of Lease Contracts.

Article (4)

1. All Lease Contracts existing at the time of enforcement of the provisions of this resolution or concluded after its enforcement shall be registered in the Register of Lease Contracts. Any amendment to such contracts after registration shall also be indicated in the same register.
2. Only Lease Contracts registered pursuant to the provisions of this resolution shall be admissible for the Competent Entities. Any transaction requiring a Lease Contract shall be suspended and will not be accepted unless the contract is registered with the Concerned Municipality.
3. Should the landlord be in violation of any provision of this resolution for a particular real estate, the concerned Municipality may suspend the landlord transactions related to the registration of new Lease Contract of the said real estate.

Article (5)

All landlords shall register the data of their real estates and all valid Lease Contracts concluded before or after the issuance of this resolution. They must also register Lease Contracts upon their renewal or in case of any amendment therein at the concerned Municipality. They shall also submit all the required documents within six months from the date of enforcement of this resolution, pursuant to a work plan as determined by the chairman of the Department who may extend this period if necessary, otherwise the Concerned Municipality shall conduct this transaction and charge the landlord all administrative fees and expenses.

Article (6)

- If non-registration of Lease Contract or amendments thereto is due to the landlord, the tenant shall have recourse to the Competent Committees to request the issuance of a judgment stating the validity of the signature on the Lease Contract and the registration of the same with the Competent Municipality. The landlord shall bear registration fees.
- The tenant may apply to the Competent Committees to take an interim action until signature validity lawsuit is decided.

Article (7)

- The General Manager of the Concerned Municipality shall issue a resolution concerning the formation of a committee responsible for the hearing of exceptional cases arising from the application of the provisions of this resolution provided that the committee's recommendations are approved by the General Manager.

- The Concerned Municipality may coordinate with the Competent Entities concerning the application of the provisions of this resolution.

Article (8)

- The Concerned Municipality shall collect the fees of implementing the provisions of this resolution in accordance with the attached schedule.
- Valid Lease Contracts concluded prior to the issuance of this resolution shall be exempted from registration fees until they are renewed.

Article (9)

The chairman of the Department shall issue the resolutions necessary to implement the provisions of this resolution including the registration procedures to be followed and the necessary data for the same.

Article (10)

This resolution shall be published in the Official Gazette and shall become effective from the date of its publication.

Mohamed bin Zayed Al Nahyan

Crown Prince

Chairman of the Executive Council

Issued by us in Abu Dhabi

On: 13 January 2011

Corresponding to: 9 Safar 1432 Hijri

Schedule of Fees

No.	Item	Fees in Dirhams
1	Registering Lease Contract by landlord	AED 100
2	Amending Lease Contract by landlord	AED 50
3	Amending Lease Contract upon the tenant's request	AED 50
4	Renewing Lease Contract by landlord	AED 100
5	Registering real estate data by landlord	AED 1000
6	Registering the data of the rental unit and any amendment to the real estate data by landlord	AED 5 per unit