مركز أبوظبي العقاري
Abu Dhabi Real Estate Centre

Residential Rental Renewal Guide

How residential tenancy contracts are renewed in Abu Dhabi.

Abu Dhabi Real Estate Centre (ADREC)

Abu Dhabi, United Arab Emirates

VERSION	ISSUE DATE	EFFECTIVE DATE	MATERIAL CHANGES
1	DD Month 2026	1 November 2026	First issue.

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SECTION 1

1 Introduction

1.1 About ADREC

Abu Dhabi Real Estate Centre ("ADREC") is the custodian and regulator of Abu Dhabi's real estate sector, mandated to transform and govern the sector by enhancing transparency, strengthening regulation and compliance, enabling integrated real estate services, attracting investment, and safeguarding stakeholder interests across the full real estate value chain to support sustainable economic growth in the Emirate.

ADREC regulates the residential rent renewal process end to end: registering tenancy contracts in Tawtheeq system, publishing the Residential Rental Index and the methodology, operating the renewal calculator and supporting services, and administering and overseeing implementation of the Rent Renewal Framework.

Tawtheeq is Abu Dhabi's official system for registering tenancy contracts and leasable property information, established under Executive Council Chairman's Resolution No. (4) of 2011. Registering a contract places its agreed terms on official record.

1.2 What This Guide Covers

This Guide is issued by ADREC and explains the application of the laws in force in the Emirate of Abu Dhabi (the "Applicable Laws") and the approved Rent Renewal Framework governing residential tenancy contracts registered in Abu Dhabi through Tawtheeq (the "Residential Tawtheeq Contracts") and the Rental Index, including:

- The renewal mechanism of registered residential contracts in the Tawtheeq system.
- The Rent Renewal Framework, how the maximum rent increase is calculated and how the Rental Index Calculator works.
- How the Rental Index is calculated and the rent increase categories.
- The support services available to landlords and tenants.

This Guide has been prepared in accordance with the Applicable Laws. If there is any inconsistency, those laws prevail. Nothing here removes or amends any obligation set by the Applicable Laws, and the maximum rent increase is binding and enforceable under them.

ADREC may update this Guide. Each update will identify its issue date, effective date and material changes.

1.3 Who and What the Rent Renewal Framework Applies To

The Rent Renewal Framework applies to:

- ✓ the renewal of residential tenancy contracts subject to the Tenancy Law and registered in the Tawtheeq system in the Emirate of Abu Dhabi;
- ✓ all residential unit types: villas, townhouses, apartments (including studios), duplexes/triplexes and penthouses.

The Rent Renewal Framework applies to residential contracts expiring on or after 1 November 2026. For contracts expiring before 30 January 2027, the maximum rent increase is 5%. For contracts expiring on or after 30 January 2027, the maximum rent increase is set by the Rental Index. See **Section 2.1** for details.

1.4 What This Guide Does Not Apply To

The Rent Renewal Framework only limits the rent increase at renewal. It does not change your right to renew, end or be evicted from a tenancy. Those rights come from Law No. (20) of 2006 on the Rental of Premises and the Regulation of the Lease Relationship, as amended (the "Tenancy Law").

This Guide does not apply to:

- – Non-residential leases.
- – Holiday homes regulated by the Department of Culture and Tourism (DCT).
- – Residential tenancy contracts within Abu Dhabi Global Market (ADGM), which are regulated by ADGM. For more information, visit the **ADGM website**.
- – New residential tenancy contracts (subject to this Guide upon renewal).

SECTION 2

2 Renewing Your Contract

2.1 How Much Can My Rent Increase?

From 1 November 2026, the annual rent increase for residential properties is capped at 5%. The Rental Index calculation method set out in the Decision applies to contracts expiring on or after 30 January 2027.

Provided that the landlord has given the tenant the required sixty (60) days' written notice under Article (20) of the Tenancy Law, the maximum rent increase allowed at renewal is the maximum increase calculated for that tenancy by the Rental Index Calculator.

Compliance with the maximum rent increase is mandatory. It is the most the rent can increase and is not automatic: the landlord and tenant may agree any increase below it, including no increase.

Which Rule Applies to Your Renewal

The applicable rule for any renewal is determined as follows:

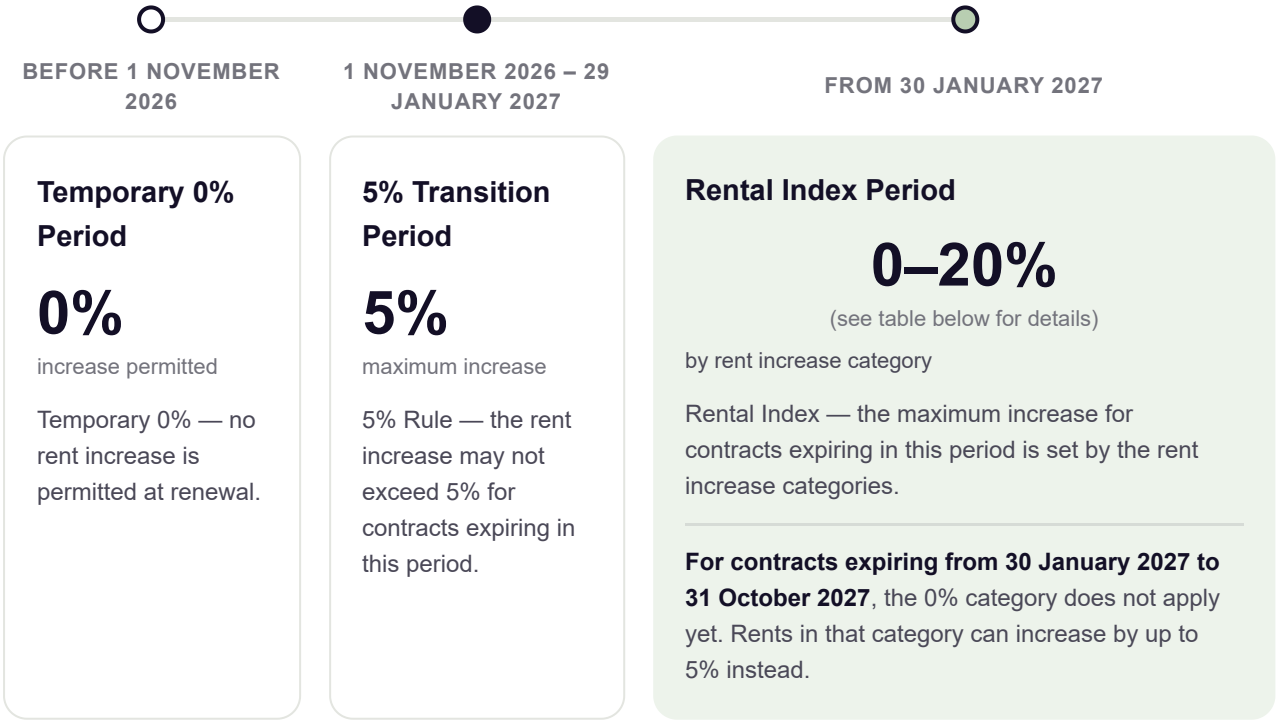


Figure 1 — The three pricing periods. The applicable rule is determined by the expiry date of the current contract.

% Rent difference from the index (Current rent compared to rental index)	Maximum rent increase
Above the Index, or up to 5% below it	**5%*** until 31 October 2027 **0%** from 1 November 2027
> 5% – 15% below the Index	**5%**
> 15% – 25% below the Index	**10%**
> 25% – 40% below the Index	**15%**
> 40% below the Index	**20%**

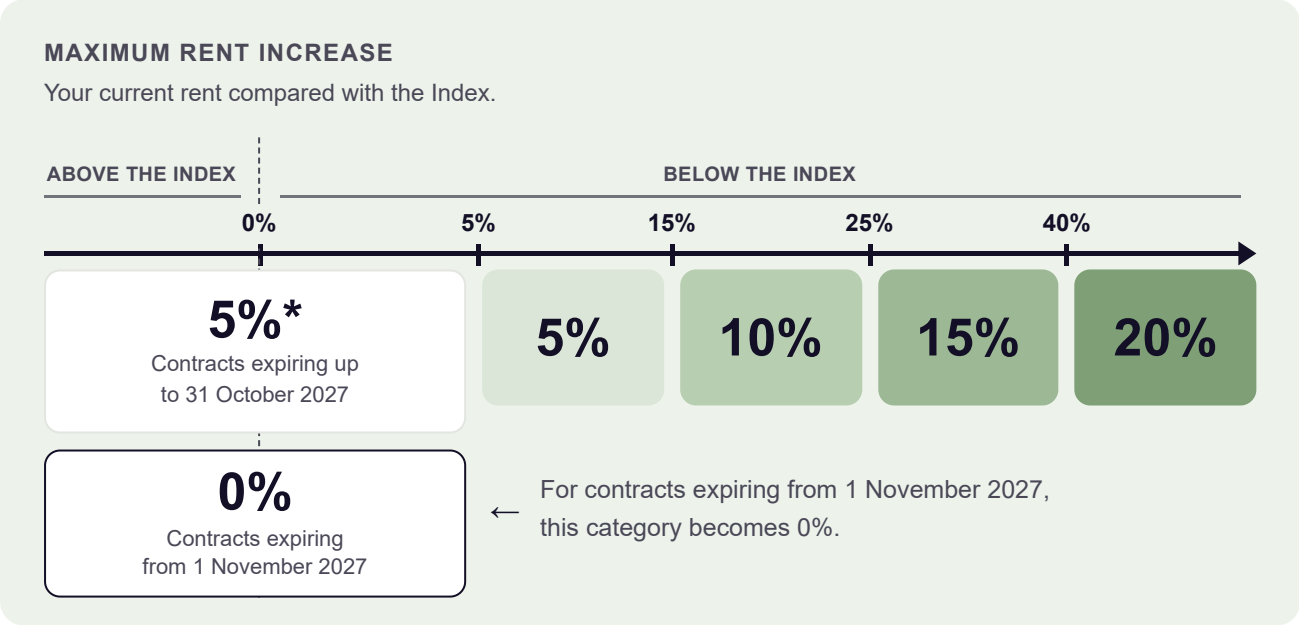


Figure 2 — Rent increase categories.

* This 5% maximum increase is temporary. It applies only to contracts expiring up to 31 October 2027. For contracts expiring from 1 November 2027, if your rent is above the Index or up to 5% below it, the rent cannot be increased at renewal (0%).

The maximum increase for your tenancy is shown in the **Rental Index Calculator** output. Section 3 explains how to check the result and how the maximum rent increase is calculated.

2.2 How to Renew a Contract

Services such as contract registration, renewal, and cancellation are available digitally, including through the TAMM platform.

Landlords or authorised representatives can renew Residential Tawtheeq Contracts by following these steps:

Renew your contract on TAMM ↗

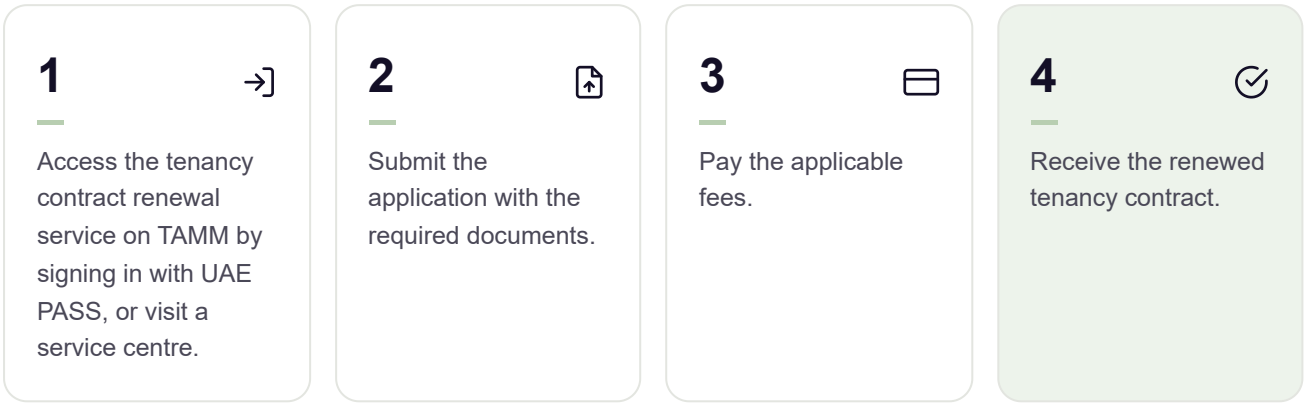


Figure 3 — Renewing a Residential Tawtheeq Contract in four steps.

2.3 Key Dates and Agreeing on the Renewal Rent

The renewal process involves several important dates, each counted in days before the contract expires.

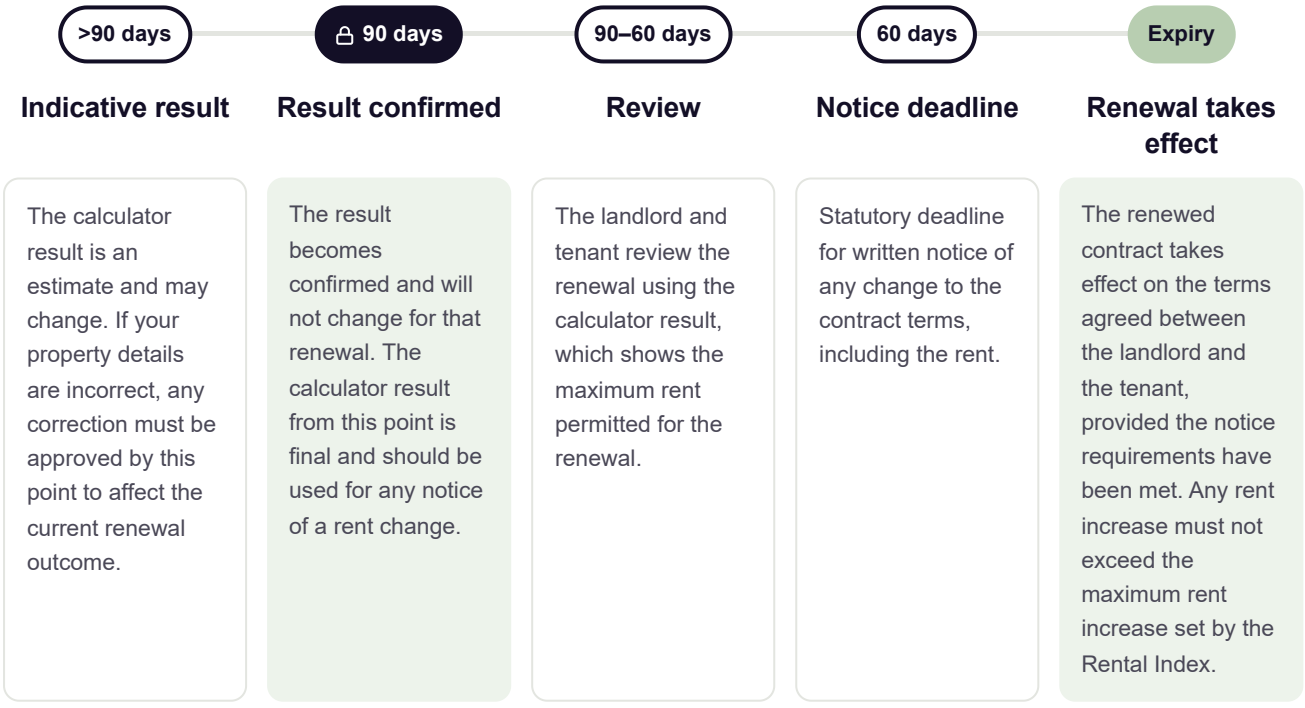


Figure 4 — The renewal timeline

Under the Tenancy Law, if the landlord or the tenant wishes to change any contract terms at renewal, including the rent, they must notify the other party in writing at least sixty (60) days before the contract expires. If no notice is given at least sixty (60) days before expiry, the contract

renews on the same terms. Any rent increase must not exceed the maximum rent increase set by the Rental Index.

Changes to the contract terms are required to be agreed between the landlord and the tenant.

A notice of rent increase must be based on the calculator result on or after the 90th day before the contract expires. In practice, this means a rent-increase notice should be sent between ninety (90) and sixty (60) days before expiry. Corrections or updates to property details must be approved by ADREC, not just submitted, before the 90th day to affect the current renewal; amendments approved later apply to the following renewal.

The result becomes confirmed on the 90th day before the current contract expires and will not change for that renewal. Before that day, the calculator result is an estimate; from that day, it is final and sets the enforceable maximum rent increase for the renewal. In rare cases, the outcome may still change after this date, for example where an active block applies to the unit or contract, or where ADREC approves an exception.

MORE THAN 90 DAYS BEFORE YOUR CONTRACT ENDS

Your result may still change

You can check the calculator at any time. The result is an estimate and may change, as the Rental Index is updated based on market conditions. At this stage, the result is for information only and cannot be enforced.

90 DAYS BEFORE YOUR CONTRACT ENDS

Your result is fixed

The result no longer changes, except in rare cases (see the paragraph above). It is the maximum rent allowed for your renewal. Only the result from this date can be enforced.

2.4 What Landlords and Tenants Should Do

Landlords or authorised representatives should:

- make sure the registered property and unit information is accurate;
- use the Rental Index Calculator to determine the maximum rent increase permitted, which is confirmed ninety (90) days before expiry (see Section 2.3);
- where there is an intent to increase the rent, notify the tenant in writing no later than sixty (60) days before the contract expires, in accordance with the Tenancy Law;
- complete the renewal through the applicable Tawtheeq process; and
- follow all the rules and processes set out in this Guide, including the maximum rent increase and the notice requirements.

Tenants should:

- check the Rental Index Calculator early, and check that your property and unit information is correct;
- check the rent your landlord proposes against the maximum allowed;
- review any rent increase proposed by the landlord against the calculator result to confirm it does not exceed the maximum allowed. The landlord may choose to offer a lower increase or no increase.

SECTION 3

3 The Rental Index and Your Maximum Rent Increase

3.1 What the Rental Index Is

The Abu Dhabi Residential Rental Index is a reference rent published by ADREC, based on registered rents for similar homes of the same asset type (e.g., villa) and layout (e.g., 4 bedroom). It is used to work out the maximum rent increase allowed when a contract is renewed. The Index does not set the rent for any unit.

The Rental Index applies to contracts expiring on or after 30 January 2027. Before then, a maximum rent increase of 5% applies (see **Section 2.1**).

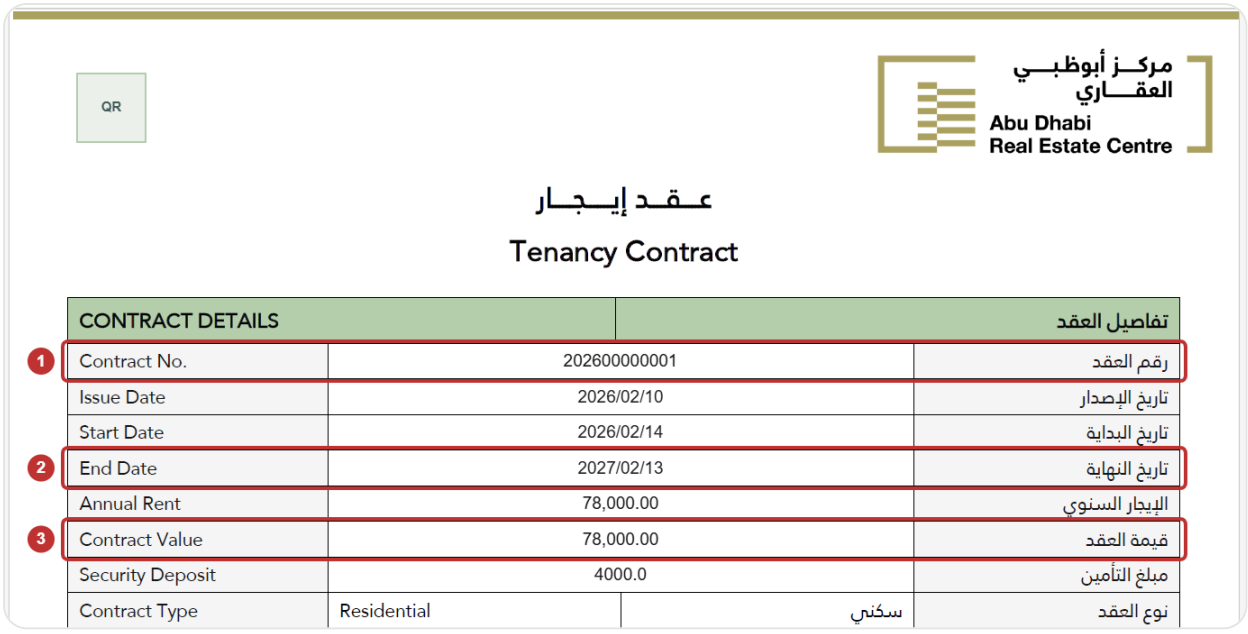
3.2 How to Use the Online Calculator

The ADREC website automatically calculates the maximum rent increase for your tenancy.

Open the Rental Index Calculator ↗

To check your maximum rent increase, the only inputs required are the contract number, the contract end date and the current contract value. All three appear on the tenancy contract.

Optionally, users can also enter the expiry date of the new contract. Where a new expiry date is entered, the calculator works out the maximum rent based on the duration of the new contract.



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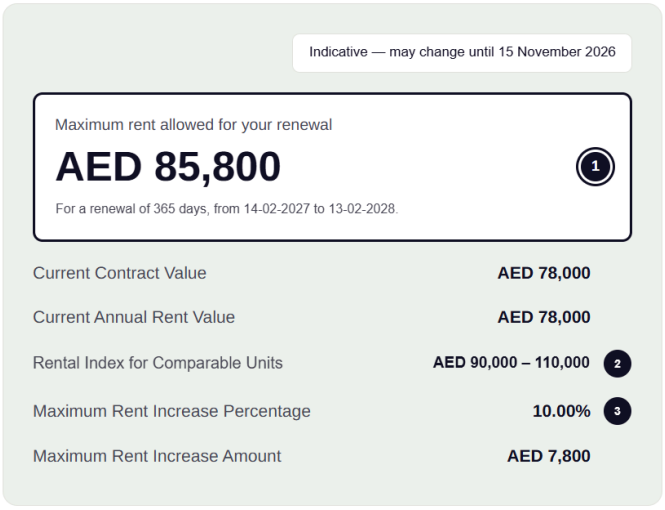
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Tenancy Contract

	CONTRACT DETAILS		تفاصيل العقد
1	Contract No.	202600000001	رقم العقد
	Issue Date	2026/02/10	تاريخ الإصدار
	Start Date	2026/02/14	تاريخ البداية
2	End Date	2027/02/13	تاريخ النهاية
	Annual Rent	78,000.00	الإيجار السنوي
3	Contract Value	78,000.00	قيمة العقد
	Security Deposit	4000.0	مبلغ التأمين
	Contract Type	Residential سكني	نوع العقد

Figure 5 — Sample tenancy contract showing where the contract number 1, end date 2 and contract value 3 appear in a tenancy contract.

The calculator returns



1 Maximum Rent Allowed for Your Renewal

The highest rent the landlord may charge for the renewal term. It is the current contract value plus the maximum rent increase, adjusted according to the length of the renewed contract where it differs from the current contract.

2 Rental Index for Comparable Units

The range of reference annual rents for similar properties of the same asset type and layout.

3 Maximum Rent Increase Percentage

The highest percentage by which the rent may rise at renewal, taken from the applicable rent increase category. The landlord and tenant may agree any increase up to this figure, including no increase.

Figure 6 — The values shown in the Rental Index Calculator results (sample). **Open the calculator**

3.3 How Your Maximum Rent Increase Is Calculated

1 Step 1: The Rental Index value is calculated by ADREC

The Rental Index is calculated at plot level. The Rental Index value is determined based on comparable market data for all contracts:

Apartments, duplexes/triplexes and penthouses

the Rental Index value is determined from comparable rented units, calculated at a layout level, taking into account all new and renewed rental contracts for comparable units.

Villas and townhouses

the Rental Index value is calculated for each layout, based on comparables at either community, compound or project level, depending on the location of the villa/townhouse.

The Rental Index is calculated on an annual rent basis, so the published Index value represents annual rent.

2 Step 2: Percentage difference from the Rental Index

The percentage difference is calculated between the current contract's annual rent and its Rental Index value. This percentage difference determines the maximum rent increase, as set out in Step 3 below.

HOW THE PERCENTAGE DIFFERENCE IS CALCULATED

$$\text{\% difference} = \frac{\text{Rental Index value} - \text{Current annual rent}}{\text{Rental Index value}}$$

For example, where the Rental Index value is AED 100,000 and the current annual rent is AED 78,000, the current rent is 22.00% below the Index. The percentage difference is rounded to two decimal places, and is not rounded further to a whole number, before the rent increase category is applied. For example, a rent 15.00% below the Index falls in the 5% category, while a rent 15.01% below the Index falls in the 10% category.

3 Step 3: Maximum rent increase

The percentage difference from Step 2 is matched to the rent increase categories (Figure 2, Section 2.1) to find the maximum rent increase.

The Index methodology and its outputs will be updated periodically to reflect market data and methodological enhancements. Any change to the methodology will be published in an updated version of this Guide.

The calculator result reflects the allowable maximum increase using, by default, the same duration as the previous contract. Users can adjust the new contract's end date, and the calculator will adjust the value according to the length of the renewed contract (see **Section 3.2**).

Worked examples

The two examples below use the same Rental Index for Comparable Units and show how the duration of the current contract, and the duration selected for the renewal, are treated.

Example 1: current contract registered for 365 days

Duration of the current contract	**365 days**
Annual rent stated in the current Residential Tawtheeq Contract	**AED 78,000**
Rental Index for Comparable Units	**AED 90,000 – 110,000**
Maximum percentage increase permitted to the landlord	**10%**
Maximum rent increase value 78,000 × 10%	**AED 7,800**
Maximum rent if the renewal is for 365 days 78,000 + 7,800	**AED 85,800**

Example 2: current contract registered for 180 days

Duration of the current contract	**180 days**
Contract value stated in the current Residential Tawtheeq Contract for the 180-day term	**AED 38,465.75**
Annual rent stated in the current Residential Tawtheeq Contract	**AED 78,000**
Rental Index for Comparable Units	**AED 90,000 – 110,000**
Maximum percentage increase permitted to the landlord	**10%**
Maximum rent increase value 38,465.75 × 10%	**AED 3,846.58**
Maximum rent if the renewal is for 180 days 38,465.75 + 3,846.58	**AED 42,312.33**

Exceptions to the standard calculation

In the following cases, a Rental Index value is not used and a fixed maximum rent increase applies instead of Steps 2 and 3.

5% **Uncommon property types**

In rare cases, for uncommon property types where a statistically reliable Rental Index value cannot be generated, a maximum rent increase of 5% applies.

5%

One contract covering multiple units (bulk contract)

For units registered under a single Tawtheeq contract with one value covering multiple units (a bulk contract), a maximum rent increase of 5% applies to the contract and all its units. For the Rental Index to apply, each unit must be registered under its own tenancy contract.

0%

Missing or invalid unit data

For units whose registered data, such as unit type/classification or number of bedrooms, is missing, invalid or contradictory, a Rental Index value will not be produced and a 0% rent increase applies at renewal. The 0% outcome remains in place until the correct unit data is provided and approved through the **Amend Property Details service on TAMM**. If the amendment is approved more than ninety (90) days before the current contract expires, the Rental Index outcome applies to that renewal; otherwise, it applies from the following renewal.

SECTION 4

4 Help and Support

4.1 Where to Get Help

If you have a question, an issue with your renewal outcome, or you believe your property information is incorrect, use the guidance below to identify the right pathway.

Your situation	Where to go
General enquiry about the Rental Index or the calculator	**ADREC support channels**
Property information is missing, incomplete or incorrect	**Amend Property Details service (TAMM)**
Dispute over registration, notice period, renewal or eviction	**Relevant court or rental dispute authority**

4.1.1 The 90-Day Deadline

Property data amendments and other approved changes must be approved by ADREC more than ninety (90) days before the contract expires to affect the current renewal. See **Section 2.3** for how the 90-day confirmation works.

Upcoming Services

The following services will be available soon. Further details will be published by ADREC.

- A service to request a rental valuation for units with unique attributes not captured by the Rental Index, such as renovations, sea views or top-floor locations. — **Coming soon**
- A service for landlords and property managers to obtain renewal outcomes for multiple contracts in a single report. — **Coming soon**

4.2 Contacting ADREC

For general questions and inquiries, including how to use the calculator, understanding your result, or the status of an existing application, contact ADREC through the following channels:

ADREC Call Centre
02 301 7200

ADREC Website
adrec.gov.ae/en

Address
14, Dr. Abdulrahman Makhlouf St, Al Danah, Zone 1, Abu Dhabi

Contact us
adrec.gov.ae/en/contact_us

4.3 Correcting Your Property Information (Amend Property Details)

Amend Property Details service

Who can apply Landlords, Property Managers and their Authorised Representatives

Channel TAMM — Amend Property Details service **Open on TAMM** **Fee** Free of charge

When to use this service

Use this service when the property information registered with ADREC requires amendment, for example where the unit details held on record are missing, incomplete or do not match the actual unit.

This is also the correct service to use if your calculator result shows a 0% increase because the unit type/classification or number of bedrooms is missing or invalid in the records held by ADREC.

Amendments that do not relate to the required unit details (unit type and number of bedrooms) shall continue to be submitted through the standard process.

What can be corrected

- Unit No. / Name
- Unit type
- Unit use
- Floor number
- No. of bedrooms
- No. of bathrooms
- Premise ID by TAQA

Before you apply

For amendments relating to the required unit details, a surveying company listed on ADREC's list of qualified surveying companies must first review the approved drawings and complete the required amendment template before the request is submitted through TAMM. Surveying companies that are not on this list may not be used for this service. Qualified surveying companies are listed under Professions in the **ADREC Directory**.

The approved drawings referred to above are the drawings approved by the Department of Municipalities and Transport (DMT). Where approved drawings are unavailable, the applicant should follow the applicable DMT process and requirements.

Deadline — Must be completed more than ninety (90) days before contract expiry to affect the current renewal.

4.4 How to Resolve a Rental Dispute

All rent disputes that arise between landlords and tenants must be referred to the relevant court or rental dispute authority (the competent judicial authority).

A court order overrides the outcomes described in this Guide.