

Abu Dhabi Administrative Decision No. 247/2015
On the Issuance of the Implementing Regulation of the Adoption of Fees
Pursuant to Abu Dhabi Law No 3/2015 Concerning the Regulation of the
Real Estate Sector in the Emirate of Abu Dhabi

The Chairman of the Department of Municipal Affairs,

Pursuant to the perusal of Abu Dhabi Law No. 1/1974 on the Reorganisation of the Government Apparatus in the Emirate of Abu Dhabi and its amendments;

Abu Dhabi Law No. 3/2005 on the regulation of the real estate registration in the Emirate of Abu Dhabi;

Abu Dhabi Law No. 19/2005 on real estate ownership and its amendments;

Abu Dhabi Law No. 9/2007 on the establishment of the Department of Municipal Affairs;

Abu Dhabi Law No. 3/2015 concerning the regulation of the Real Estate Sector in the Emirate of Abu Dhabi; and

Based on the proposal made to the Executive Council and its approval by the Council,

Issued the following Decision:

Article 1

Without prejudice to the Table of fees annexed to the aforementioned Abu Dhabi Law No. 3/2005, the fees specified in the following Table shall be collected in return for the services provided by the Department and the concerned Municipalities according to the aforementioned Abu Dhabi Law No. 3/2015 and the Implementing Regulations issued by virtue thereof.

Table of Fees in Return for Services

	Service	Fee/in AED
	Licensing/renewal of licence of the main developer including registration in the Real Estate Development Register	50000
1	Licensing/renewal of licence of the sub-developer including registration in the Real Estate Development Register	25000
2	Approving the (new) real estate development project and registering same in the Real Estate Development Register, including the registration and deposition of development and division plans and management systems (floors/compound/building) as the case may be	150000 for each project
3	Approving and registering the (existing) real estate development project in the real estate development register, including the registration and deposition of the development and division plans as well as the management systems (floors/compound/building) as the case may be	50000 for each project
4	Registering and accrediting the secretary at the department and entering the name thereof in the Real Estate Development Register	75000 at once
5	Issuing a certificate of approval of the project's guarantee account	5000 for each account
6	Registering the agreement of the project's guarantee account in the Real Estate Development Register	1000 for each agreement
7	Licensing/renewal of licence of the broker (juridical person), including entering the name thereof in the Real Estate Development Register	10000
8	Licensing/renewal of licence of the broker (natural person), including entering the name thereof in the Real Estate Development Register	
9	Licensing/renewal of licence of the employee of the broker (natural person), including entering the name thereof in the Real Estate Development Register	2500

10	Licensing/renewal of licence of the employee of the seller of the real estates at auction (juridical person), including entering the name thereof in the Real Estate Development Register	10000
11	Licensing/renewal of licence of the employee of the seller of the real estates at auction (natural person), including entering the name thereof in the Real Estate Development Register	5000
12	Licensing/renewal of licence of the director of the owners union (juridical person), including entering the name thereof in the Real Estate Development Register	10000
13	Licensing/renewal of licence of the director of the owners union (natural person), including entering the name thereof in the Real Estate Development Register	5000
14	Licensing/renewal of licence of the resident (juridical person), including entering the name thereof in the Real Estate Development Register	10000
15	Licensing/renewal of licence of the director of the resident (natural person), including entering the name thereof in the Real Estate Development Register	5000
16	Licensing/renewal of licence of the surveyor (juridical person), including entering the name thereof in the Real Estate Development Register	10000
17	Licensing/renewal of licence of the director of the owners union (natural person), including entering the name thereof in the Real Estate Development Register	5000
18	Issuing an authorisation for announcement of marketing of real estate development projects through the local or foreign media to promote the off- plan sale of real estate units.	1000 for each advertising campaign for a period of one month or less
19	Licensing a platform for the marketing of a real estate development project for the promotion of off plan sale of real estate units	1000 for each month
20	Authorising participation in a local real estate development exhibition in the State for the promotion of off-plan sale of real estate units	1000 for each participation
21	Authorising participation in a foreign real estate development exhibition inside or outside the State for the promotion of off-plan sale of real estate units	2000 for each participation
22	Licensing the establishment of a real estate project launching event for the promotion of off-plan sale of real estate units.	5000 for each event
23	Registering the real estate brokerage contract concluded between the broker and the principal in the Real Estate Development Register (including the contract or sub-contract of agency)	500 for each contract
24	Registering the real estate brokerage contract concluded between the developer and the real estate broker for the promotion of the real estate development project in the Real Estate Development Register	1000 for each contract
25	Registering the mortgage on real estate in the Initial Real Estate Register or the Real Estate Register	One in a thousand of the mortgage's value up to a maximum amount of AED 2 million for each transaction

26	Registering the application for transfer of rights of the mortgage bond in the Initial Real Estate Register or the Real Estate Register	200
27	Registering the bond of assignment of the mortgage rank in the Initial Real Estate Register or the Real Estate Register	200
28	Registering the mortgage redemption bond in the Initial Real Estate Register or the Real Estate Register	1000
29	Registering the mortgage bond related to the musataha agreement	One in a thousand of the mortgage's value up to a maximum amount of AED 2 million for each transaction
30	Registering the mortgage bond related to the usufruct contract	One in a thousand of the mortgage's value up to a maximum amount of AED 2 million for each transaction
31	Registering the redemption mortgage related to the long-term lease contract	One in a thousand of the mortgage's value up to a maximum amount of AED 2 million for each transaction
32	Registering the bond of clear off of mortgage on real estate or the mortgages related to (musataha, usufruct and long term lease)	200
33	Registering the off-plan dispositions made with respect to the real estate units in the Initial Real Estate Register	In case of sale, 2% of the value of the real estate equally between the seller and the buyer up to a maximum amount of AED 2 million for each transaction. In case of donation: AED 2000 if the donation is among the ascendants, descendants, spouses and juridical persons that are fully owned thereby. Otherwise, the donation shall be treated as sale with respect to fees. In case of bequest: AED 2000
34	Registering and transferring the off-plan dispositions made to the real estate units from the Initial Real Estate Register to the Real Estate Register.	(1000) - in case of donation (200) - In case of bequest (100)
35	Registering the owners union in the Real Estate Register	1000 for each owners union
36	Issuing a certificate of claim of the funds deposited in the Project's guarantee account.	500 for each certificate
37	Correction request issued according to the provisions of the Implementing Regulation concerning the Project's guarantee account	500 for each correction request

Article 2

The present Decision shall be published in the Official Gazette and shall come into force from the date of entry into force of the aforementioned Abu Dhabi Law No. 3/2015.

Issued in Abu Dhabi

On 26/11/2015

Corresponding to 13 Muharram 1437H

Saeed Ali Al Ghafali

Chairman of the Department of Municipal Affairs

The present Decision was published in the Official Gazette issue no. 10, dated 31/10/2015, p. 114.