

Executive Council Chairman Resolution No. (49) of 2018 On Municipal Services Fees in the Emirate of Abu Dhabi

We, Mohammed bin Zayed Al Nahyan, Crown Prince and Chairman of the Executive Council,
Having Reviewed:

- Law No. (1) of 1974 Reorganizing the Governmental Apparatus in the Emirate of Abu Dhabi, as amended;
- Law No. (3) of 2005 Regulating the Property Registration in the Emirate of Abu Dhabi;
- Law No. (19) of 2005 on Property Ownership as amended;
- Law No. (20) of 2006 on the Property lease and Regulating the rental relationship between lessors and tenants in the Emirate of Abu Dhabi, as amended;
- Law No. (5) of 2018 Establishing the Department of Urban Planning and Municipalities;
- The Executive Council Chairman Resolution No. (4) of 2011 on the Rules and Procedures for Registration of Leases in the Emirate of Abu Dhabi, as amended;
- The Executive Council Chairman Resolution No. (72) of 2015 regarding Property Registration Fees and Exemption in the Emirate of Abu Dhabi;
- The Executive Council Chairman Resolution No. (14) of 2016 on Rent Value or the Fees of Musataha for Industrial Lands and Lands Leased out by the Government in the Emirate of Abu Dhabi;
- The Executive Council Chairman Resolution No. (43) of 2018 on municipal services fees in the Emirate of Abu Dhabi.
- As submitted to and approved by the Executive Council;

Hereby issue the following Resolution:

Article 1

The following words and expressions shall have the meanings assigned thereto receptively, unless the context otherwise requires:

Department	:	Department of Urban Planning and Municipalities
Municipality	:	The Municipality of Abu Dhabi City, the Municipality of Al Ain City, the Municipality of Al Dhafra or any other Municipality that may be established in the Emirate.
Floor Area	:	The gross horizontal areas of each level of a building or structure, as such area is measured from the outside walls of the building or from the middle of the outside walls as determined by the department.
Vacant Land	:	The lands designated under a resolution of the executive committee.

Article 2

Municipal services fees shall be collected in accordance with the schedules hereto attached.

Article 3

Subject to Schedule (1) hereto, the following transactions shall be exempted from property registration fees:

Judgments subsequent to the registration of legacy and relating to the division of inheritance and dissociation at the first registration.

Registration of lands and property dedicated to charity endowments authority.

Article 4

An annual fee shall be collected from the lessee for the registration and attestation fees of lease agreements; at a minimum of AED 450 as follows:

5% of the value of the lease contract.

2.5% to 10% of the value of the contract for residential villas leased and located on residential land as a grant, provided that the executive committee sets the standards and percentage of applicable fees.

The Department of Energy shall collect the fee referred to in the preceding item and deposit the same in the government budget in favor of the municipality. Such fee shall be divided into 12 months or such number of months as agreed in the contract and shall be added to the monthly invoice for water and electricity.

In respect of national citizens with residential leases, they shall be exempted from the fee mentioned in this Article.

Article 5

The rent or fee for Mustaha of land allocated directly to the beneficiary by the Government shall be as follows:

S. No.	Municipality	Rent (square feet)
1	Abu Dhabi City	75 fils
2	Al Ain City	50 fils
3	Al Dhafra area	25 fils

For tenants of industrial lands and lands leased from the Government directly, they have right to lease the same to third parties subject to obtaining the approval of the municipality concerned, provided that all contracts are registered in accordance with the legislation in force.

The municipality concerned shall collect a registration fee from the lessee on all leases or Mustaha of such lands, industrial premises and property that are leased from the Government of the value of each contract, by virtue of a percentage scheduled by the executive committee provided that it is not be less than 5% and not more than 10%.

Article 6

Vacant commercial, investment and granted land may be disposed of subject to collecting a fee of (15%) of the value of the land.

Article 7

A one-time infrastructure fee shall be collected for the approved gross floor area of the commercial and investment lands, according to the price per square meter of the floor area as specified in the following schedule:

S. No.	Land	Abu Dhabi City	Al Ain City	Al Dhafra
1	Commercial	AED 100	AED 90	AED 80
2	Investment	AED 100	AED 90	AED 80

Article 8

Except for residential lands, an annual fee shall be collected on vacant land for which services are available and which are owned by one or more natural or legal persons, at not less than 1% and not exceeding 4% of the value of the land. Areas, standards and vacant lands fees shall be determined by a resolution of executive committee.

Article 9

The Executive Council may amend the fees set out in this Resolution, and it may exclude any entity or person having natural or legal personality.

Article 10

The Executive Council Chairman Resolutions Nos. (72) of 2015 and No. (13) of 2016, No. (14) of 2016 and No. (43) of 2018 shall hereby be repealed.

All provisions contrary to or in conflict with the provisions hereof shall be repealed.

Article 11

This Resolution shall enter into force as of the date of its issuance, and it shall be published in the Official Gazette.

Signed

Mohammed bin Zayed Al Nahyan

Crown Prince and Chairman of the Executive Council

Issued by us in Abu Dhabi:

Date: May 27, 2018

Corresponding to: 11 Ramadan 1439 A.H

Schedules of Fees annexed to Resolution No. (49) of 2018

On Municipal Services Fees in the Emirate of Abu Dhabi

1- Property registration fees

Ref.	Item	Fee			
1	Sale	The Executive Committee shall determine the percentage of the fee to be not less than 1% and not more than 4% for each transaction equally divided between seller and buyer unless otherwise agreed.			
2	Endowment between ascendants, descendants, spouses and relatives, up to the second degree and legal persons wholly owned by them. Otherwise, the endowment shall be treated as a sale in respect of the fees.	Commercial AED 10,000	Commercial AED 10,000	Commercial AED 10,000	Residential AED 3,000
3	Lands consolidation	Commercial AED 10,000	Investment AED 5,000	Agricultural AED 3,000	Residential AED 3,000
4	Will	AED 3,000			
5	Mortgage	1 per thousand of the value of the mortgage and a maximum of one million Dirhams per transaction			
6	Redemption and replacement of mortgaged property	An administrative fee of AED 1,000 shall be paid to Redemption and replace the mortgaged property with another property, and as the mortgage is a guarantee for the same debt.			
7	Mortgage Transfer	AED 200			
8	Extension of repayment period in the mortgage contract	AED 1,000 (whatever the value of the mortgage)			
9	Division among partners	AED 2,000 (whatever the value of the mortgage)			
10	Mortgage of property if it is used as security for housing loans	0.5 per thousand of the value of mortgage and a maximum of one million Dirhams per transaction			
11	Registration of land lease owned by the government	AED 1,000			
12	A lease contract other than as stated in the previous item	1% to be calculated on a one-year lease basis			
13	Issuing a Search Certificate for each land plot	AED 100			
14	Issuing a replacement for title deed	AED 500			

15	Issuing Property Valuation Certificate	Commercial AED 5,000	Investment AED 3,000	Agricultural / residential / other AED 1,000
16	Issuing a Certificate of Property Search	AED 100		
17	Issue a map	AED 200		
18	Issuing a "To whom it may concern" certificate	AED 100		
19	Any other transaction which is subject to the law and is not included in the Schedule, including but not limited to Mustaha or Usufruct contracts	4% of the value of the consideration p@2- Fees for increasing the land area p@(A) Residential land		

Region	Fee
All over the Emirate	5% of the market value of the area to be increased

(B) Commercial and investment lands

Region	Fee
All over the Emirate	75% of the market value of the area to be increased

(C) Agricultural land:

Region	Fee
All over the Emirate	50% of the market value of the area to be increased

2- Lease Registration Fees:

Sr. No.	Item	Fees (AED)
1	Registration of lease by the lessor	100
2	Amendment of the lease by the lessor	50
3	Amendment of the lease at the request of the tenant	50
4	Renewal of lease by the lessor	100
5	Registration of real estate data by the lessor	1000

6	Registration of rental unit data and any amendment to property data by the lessor	5 per unit
7	Opening an account on Tawtheeq system	200
8	Obtaining a username for Tawtheeq system	300
9	Training for each user on their own electronic Tawtheeq system	300
10	Transfer of property/rental units management by the landlord (lessor)	50
11	Amendment of lessor account details	50
12	Printing an additional copy of a true copy of a registered lease	50
13	Establishment of an agreement for the transfer of management of real estate / rental units by the landlord (lessor)	50
14	Renewal of an agreement for management of real estate / rental units by the landlord (lessor)	50
15	Amendment of an agreement for management of real estate / rental units by the landlord (lessor)	50
16	Cancellation of a agreement for management of real estate / rental units by landlord (lessor)	50

3- Planning service fees:

Sr. No.	Item	Fee
1	Changing the purpose of land in the developmental areas	AED 100 per square meter of the area
2	Issuing a license to engage in commercial activity on residential or investment land	AED 100 per square meter of land area
3	Changing the purpose of land use outside the developmental areas	Changing the purpose of land use outside the developmental areas
4	Issuing an investment building permit on a residential land	AED 100 per square meter of land area