

Emiri Decision No. (12) of 2013

Regarding the Service Fees of the Department of Land and Real Estate Regulation in Ajman

We, Ammar bin Humaid Al Nuaimi, Crown Prince of Ajman, Chairman of the Executive Council:

Having reviewed Emiri Decree No. (11) of 2011 issuing the Financial Law of the Government of Ajman and its executive regulations.

And Emiri Decree No. (8) of 2011 regarding the regulation of issuing local legislations in the Emirate of Ajman.

And Emiri Decree No. (12) of 2012 regarding the reorganization of the Department of Land and Real Estate Regulation in Ajman and its amendments.

And Emiri Decree No. (14) of 2012 regarding the reorganization of real estate offices in the Emirate of Ajman.

And based on the recommendations submitted to us by the Department of Finance in Ajman regarding the determination of the fees charged by the Department of Land and Real Estate Regulation in return for the services it provides to the beneficiaries of those services.

And in implementation of the authorities vested in us under Article 24 of the aforementioned Emiri Decree No. (11) of 2011.

And for the public interest,

We have decided to issue the following Emiri Decision:

Article (1)

Name of the Decision and its Enforcement

This Decision shall be named "Emiri Decision No. (12) of 2013, regarding the service fees of the Department of Land and Real Estate Regulation in Ajman," and it shall come into force from the first day of January 2014.

Article (2)

Determination of Fees

The Department of Land and Real Estate Regulation in Ajman shall charge, in return for the services it provides to the beneficiaries of its services, the fees listed in the schedule attached to this Emiri Decision.

Article (3)

Repeal of Previous Legislations

Any text or provision contained in any previous legislation that contradicts or contravenes the provisions of this Emiri Decision shall be repealed.

Article (4)

Publication of the Emiri Decision

This Emiri Decision shall be published in the Official Gazette of the Emirate and circulated to all concerned authorities to act accordingly, each within its jurisdiction.

Issued by us with our signature at our office in the Emiri Diwan in Ajman on this day, Monday, the thirteenth of Safar 1435 Hijri, corresponding to the sixteenth of December 2013 Gregorian.

Ammar bin Humaid Al Nuaimi

Crown Prince of the Emirate of Ajman

Chairman of the Executive Council

List Attached to Emiri Decision No. (12) of 2013

Regarding the Service Fees of the Department of Land and Real Estate Regulation in Ajman

No.	Service Name	Prescribed Fee in Dirhams	Notes
1	Registering a property by sale	2% of the property value	Buyer/ UAE Citizen + GCC Citizens (with a minimum of 2,500 Dirhams)
		3% of the property value	Buyer/ Non-citizen with a minimum of 3,000 Dirhams
2	Issuing a title deed	200	
3	Issuing a registration deed (grant)	200	
4	Issuing a property site plan	100	
5	Issuing a temporary ownership certificate	100	
6	Locating a property site	200	
7	Approving a customary authorization to receive a title deed	500	
8	Registering a property by gift (hibah)	0.125%	of the property's valuation value with a minimum of two thousand Dirhams
9	Registering a property by will	750	
10		1,000	

No.	Service Name	Prescribed Fee in Dirhams	Notes
	Registering a property by inheritance settlement (takhāruj)		
11	Registering a property by inheritance	750	
12	Transferring ownership from a sole proprietorship to the owner's name or vice versa	2,500	UAE Citizen + GCC Citizens
		3,000	Non-citizen
13	Transferring ownership of a lease-to-own property	1,000	
14	Registering a property sold by power of attorney	2%	of the property value for the first time
		3%	of the property value in case of repetition
15	Registering a new property "registered for the first time"	2,500	UAE Citizen + GCC Citizens
		5,000	Other countries
16	Signature approval outside official working hours	500	
17	Placing a precautionary hold on a property	100	
18	Registering a property mortgage	0.50%	of the mortgage value

No.	Service Name	Prescribed Fee in Dirhams	Notes
19	Amending the mortgage value by increase	0.50%	of the increase value in the mortgage
20	Renewing the mortgage period	500	
21	Releasing a mortgage	500	
22	Transferring a mortgage from one property to another for the same owner	500	
23	Transferring a mortgage from one bank to another	1000	
24	Transferring a mortgage from the owner to a first-degree relative	1,000	During the first quarter of the mortgage term only
25	Approving a copy of a mortgage contract (lost/damaged replacement)	500	
26	Advertisement for a lost title deed	400	Or according to the cost of the advertisement, whichever is greater
27	Request for a replacement for a lost/damaged (title deed or registration deed)	300	

No.	Service Name	Prescribed Fee in Dirhams	Notes
28	Request for ownership (for land granted by order of His Highness the Ruler)	200	UAE Citizen + GCC Citizens
		1,000	Other countries
29	Correcting the property owner's name	200	
30	Registering a property resulting from partition among partners by demarcation from the Municipality	500	For each partition request
31	Registering a property resulting from partition among partners	1%	of the property value
32	Issuing a "To Whom It May Concern" certificate	50	
33	Issuing a true copy of a title deed, registration deed, or site plan	30	
34	Registering a property as a family endowment (waqf)	1,000	
35	Travel for signature approval outside the Department	200	Ajman and Sharjah
		1,000	

No.	Service Name	Prescribed Fee in Dirhams	Notes
			Dubai, Ras Al Khaimah, and Umm Al Quwain
		2,000	Abu Dhabi, Al Ain, and Fujairah
		200	The Western Region of the Emirate of Abu Dhabi
36	Request for property valuation		
37	Property valuation	1,000	Residential property
		2,000	Commercial, investment, industrial, or agricultural property
		1,000	Vacant land for all uses
		300	Valuation for heirs at the request of the court
38	Request for real estate dispute resolution	500	
39	Issuing a registration certificate for a real estate office (new or renewal)	400	
40	Issuing a replacement for a lost or damaged real estate office registration certificate	200	
41		200	

No.	Service Name	Prescribed Fee in Dirhams	Notes
	Issuing or renewing a real estate broker card		
42	Issuing a replacement for a damaged or lost real estate broker card	100	
43	Request to sell a property by public auction	1,000	
44	Registering a property sold through a public auction organized by the Department	1,500	To be borne by the buyer
45	Registering a property sold through a public auction organized by the Department	1%	of the value of the sold property / to be borne by the seller with a maximum of twenty thousand
46	Signature approval for a real estate office	100	
47	Property exchange (between two parties)	1%	of the value of the lower-priced property to be borne by each party (GCC citizens) + 2% of the value difference between the two properties, if any, to be borne by the new owner of the higher-priced property

No.	Service Name	Prescribed Fee in Dirhams	Notes
		2%	of the value of the lower-priced property to be borne by each party (non-GCC citizens) + 3% of the value difference between the two properties, if any, to be borne by the new owner of the higher-priced property