

**In the name of Allah, the Most Gracious, the Most Merciful**

**Emiri Resolution No. (9) of 2025**

**Concerning**

**Fees for Services, Violations, and Fines Applied by the**

**Department of Land**

**and Real Estate Regulation in the Emirate of Ajman**

We, Ammar bin Humaid Al Nuaimi, Crown Prince of the Emirate of Ajman,

Having reviewed Law No. (2) of 2020 concerning the Regulation of Real Estate Development in the Emirate of Ajman,

And Law No. (3) of 2020 concerning the Regulation of Owners' Affairs in the Emirate of Ajman and its amendments,

And Law No. (1) of 2023 concerning the Regulation of Real Estate Expropriation for Public Benefit in the Emirate of Ajman and its amendments,

And Law No. (3) of 2023 concerning Real Estate Registration in the Emirate of Ajman,

And Law No. (1) of 2025 concerning the Regulation of Real Estate Contribution in the Emirate of Ajman,

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

And Emiri Decree No. (7) of 2017 concerning the Department of Land and Real Estate Regulation in Ajman,

And Emiri Decree No. (12) of 2017 concerning Real Estate Offices in the Emirate of Ajman,

And Emiri Decree No. (2) of 2018 concerning the Legislation Committee in the Emirate of Ajman,

And Emiri Decree No. (1) of 2019 concerning Fees, Taxes, and Fines in the Emirate of Ajman,

And Emiri Decree No. (3) of 2022 concerning the Designation of Real Estate Development Areas and Lands in the Emirate of Ajman and its amendments,

And Emiri Decree No. (9) of 2024 concerning the Valuation and Reconciliation Committee in the Emirate of Ajman,

And Emiri Decree No. (1) of 2025 concerning the Repeal of Emiri Decree No. (17) of 2017 regarding Service Fees and Fines for Violations Applied by the Department of Land and Real Estate Regulation in Ajman,

And based on the approval of the Legislation Committee,

We have issued the following Resolution:

### **Article (1)**

#### **Adoption of Fees**

The Department of Land and Real Estate Regulation shall collect the fees specified for each of the services listed in Table No. (1) attached to this Resolution.

### **Article (2)**

#### **Control of Violations**

Without prejudice to any stricter penalty stipulated in any other legislation, the Department of Land and Real Estate Regulation shall be responsible for controlling and documenting the violations stipulated in Table No. (2) attached to this Resolution, and for collecting the fine specified for each.

### **Article (3)**

#### **Repeals**

Any text or provision contained in any other legislation shall be repealed to the extent that it contradicts the provisions of this Resolution.

### **Article (4)**

#### **Entry into Force and Publication**

This Resolution shall come into force (60) days after the date of its issuance and shall be published in the Official Gazette.

Issued by us on this day, Thursday, 2nd of Dhul Hijjah 1446 AH, corresponding to 29th of May 2025 AD.

Ammar bin Humaid Al Nuaimi  
Crown Prince of the Emirate of Ajman

### **Table No. (1)**

#### **Service Fees Applied by the Department of Land and Real**

## Estate Regulation

### Attached to Emiri Resolution No. (9) of 2025

No.	Service Name	Fee (AED)	Remarks
1.	Registration of a property sale (excluding warehouses)		Of the property's valuation value, borne by the seller.
		1%	Of the property's valuation value, borne by the buyer (citizen + GCC nationals) of the total sale value, regardless of the number of buyers, with a minimum of AED 2,500.
		2%	If there are multiple buyers of different nationalities (UAE citizens, GCC nationals, or other nationalities), a 2% fee is calculated for UAE citizens or GCC nationals based on their ownership percentage in the property, with a minimum of AED 2,500, and a 3% fee is calculated for non-citizens based on their ownership percentage in the property, with a minimum of AED 3,000.
		3%	Of the property's valuation value, borne by the buyer (non-citizen) with a minimum of AED 3,000 + ownership fees. If there are multiple buyers who are not UAE citizens or GCC nationals, the fee is calculated at 3% of the total sale value, with a minimum of AED 3,000, regardless of the number of buyers.
2.	Registration of a warehouse sale	No fees	The property (warehouse) must be located within the industrial zones

No.	Service Name	Fee (AED)	Remarks
			of the Emirate according to the plans approved by the Municipality and Planning Department, the land area on which the warehouse is built must not exceed 600 square meters, the building (warehouse) area must be at least 80% of the total land area, and the buyer of the property must be a citizen of the UAE or a GCC country.
3.	Registration of a property or real estate unit for governmental or semi-governmental housing programs	2,000	Regardless of the value of the property or real estate unit.
4.	Transfer of property or real estate unit ownership from the owner to his establishment or company, or from his company to another company owned by him, and vice versa	0.125%	Of the property or real estate unit valuation value, with a maximum of AED 100,000 and a minimum of AED 2,500.
5.	Cancellation of a property or real estate unit sale contract	500	If the cancellation is made within one month from the date of the sale contract; otherwise, the fee for the sale of the property or real estate unit will be charged.
6.	Registration of a property or real estate unit as a gift (Hiba)	0.125%	Of the property or real estate unit valuation value, with a minimum of AED 2,000, for first and second-degree relatives (including the gift of a company, establishment, or shares thereof to first and second-degree relatives); otherwise, the

No.	Service Name	Fee (AED)	Remarks
			fee for the sale of the property or real estate unit will be charged.
7.	Registration of modification or cancellation of a gift (Hiba)	500	
8.	Registration of a property or real estate unit by will (Wasiyya)	750	
9.	Registration of cancellation of a will (Wasiyya)	500	
10.	Registration of a charitable endowment (Waqf) for a property or real estate unit, or modification of its terms, or its cancellation	No fees	
11.	Registration of a family endowment (Waqf Dhurri)	1,000	
12.	Registration of cancellation of a family endowment (Waqf Dhurri)	250	
13.	Registration of a property or real estate unit by inheritance	500	
14.	Registration of a property or real estate unit by divestiture (Takharuj)	1,000	
15.	Registration of a property or real estate unit by exchange (Mubadala)	1%	Of the lower property valuation value, borne by each party for citizens and GCC nationals + 2% of the value difference between the two properties, if any, with a minimum of AED 1,250, borne by

No.	Service Name	Fee (AED)	Remarks
			the new owner of the higher-value property.
		2%	Of the lower property valuation value, borne by each party for non-GCC nationals + 3% of the value difference between the two properties, if any, with a minimum of AED 1,500, borne by the new owner of the higher-value property. Ownership fees for the additional area are collected if there is an increase in the area of the exchanged property.
		1%	Of the lower real estate unit valuation value, borne by each party + 2% of the value difference between the two units, borne by the new owner of the higher-value real estate unit, with a minimum of AED 1,250.
16.	Registration of cancellation of an exchange for a property or real estate unit	500	If the cancellation is made within one month from the date of the exchange contract; otherwise, the fee for the sale of the property or real estate unit will be charged.
17.	Approval for the sale of a property or real estate unit by power of attorney from relatives or in-laws of the first, second, or third degree, or a legal relationship, or an heir's agent, or for the agent himself	200	Legal relationship includes the company director or the principal's lawyer.
18.		2%	

No.	Service Name	Fee (AED)	Remarks
	Approval for the sale of a property or real estate unit by power of attorney to a third party other than what is stated in item (17), including repeated power of attorney		Of the property or real estate unit valuation value or ownership percentage.
19.	Approval of authorization for a third party to sign the sale contract on behalf of the buyer	200	
20.	Issuance of a property title deed, initial registration certificate for a real estate unit, or ownership certificate for a real estate unit	350	
21.	Issuance of a property registration certificate	100	
22.	Issuance of a replacement for a lost or damaged property title deed, ownership certificate, or initial registration certificate for a real estate unit	300	In addition to the cost of the announcement.
23.	Issuance of a certified copy of real estate registry documents	50	Per document.
24.	Issuance of a "To Whom It May Concern" certificate (paper copy)	50	Certificates addressed to charitable organizations and social aid entities are issued free of charge, whether in paper or electronic format.
25.		2,500	Citizen + GCC nationals

No.	Service Name	Fee (AED)	Remarks
	Registration of a new property by purchase	5,000	Other countries
	Registration of a new property by grant or tender	200	Citizen + GCC nationals
26.		1,000	Other countries
27.	Registration of update or modification of data on a title deed or ownership certificate	100	
28.	Registration of a property or real estate unit in compensation for an expropriated property or real estate unit	No fees	
29.	Registration of a lease-to-own for a property or real estate unit (citizens and GCC nationals)	2%	Of the lease contract value, borne by the beneficiary of the lease contract (citizen + GCC nationals), with a minimum of AED 2,500.
30.	Registration of a lease-to-own (non-citizen and non-GCC nationals)	3%	Of the lease contract value, borne by the beneficiary of the lease contract (non-citizen + non-GCC nationals), with a minimum of AED 3,000 (plus ownership fees for non-citizens).
31.	Registration of modification of a lease-to-own for a property or real estate unit	500	
32.	Registration of transfer of a lease-to-own from one financier to another	0.25%	Of the property value.
33.	Registration of termination of a lease-to-own relationship	500	
34.		2%	



No.	Service Name	Fee (AED)	Remarks
	Registration of a long-term lease for a property or real estate unit		Of the total value of the long-term lease contract (from the annual rent, with a minimum of AED 20,000).
35.	Registration of modification or termination of a long-term lease for a property or real estate unit	500	
36.	Registration of a usufruct right for a property or real estate unit	1%	Of the usufruct right value, borne by the beneficiary.
37.	Registration of modification or termination of a usufruct right for a property or real estate unit	500	
38.	Registration of a Musataha right	1%	Of the Musataha contract value.
39.	Registration of modification or termination of a Musataha right	500	
40.	Registration of transfer of a Musataha right to another person	1%	Of the Musataha contract value.
41.	Registration of property partition among owners	200	Resulting from a plan subdivision by the Municipality Department.
42.	Cancellation of partition among owners by court order or mutual agreement	200	
43.	Registration of property merger or subdivision for the same owner	100	

No.	Service Name	Fee (AED)	Remarks
44.	Registration of a mortgage on a property or real estate unit	0.50%	Of the mortgage value, with a minimum of AED 1,000.
45.	Registration of mortgage modification by extending the mortgage term for a property or real estate unit	500	
46.	Registration of mortgage modification by increasing the mortgage value for a property or real estate unit	0.50%	Of the increase in the mortgage value, with a minimum of AED 1,000.
47.	Registration of mortgage transfer from one property or real estate unit to another (for the same owner or first-degree relatives)	1,000	
48.	Registration of mortgage modification for a property or real estate unit by transferring between financing entities	1,000	Term modification (must be within the first quarter of the last mortgage term, otherwise a new mortgage fee will be charged). This includes acquisitions and mergers of banks and financial institutions.
49.	Registration of mortgage modification for a property or real estate unit from one owner to another or change of owners without affecting the mortgage	1,000	
50.	Registration of modification of mortgage data for a property or real	1,000	

No.	Service Name	Fee (AED)	Remarks
	estate unit other than the value and term		
51.	Registration of mortgage release for a property or real estate unit	500	
52.	Registration of a lien right on a property or real estate unit for the remaining price	1,000	
53.	Registration of cancellation of a lien right on a property or real estate unit for the remaining price	500	
54.	Registration of a property or real estate unit sold through public auction organized by a real estate office	2,000	Borne by the real estate office for each property, in addition to the fee mentioned in paragraph (1) above, which is borne by the buyer.
55.	Travel for signature verification outside the Department / Ajman	300	
56.	Travel for signature verification outside the Department / Sharjah, Umm Al Quwain, and the Central Region / Masfout and Manama	500	
57.	Travel for signature verification outside the Department / Dubai and Ras Al Khaimah	1,000	
58.	Travel for signature verification outside the	2,000	

No.	Service Name	Fee (AED)	Remarks
	Department / Abu Dhabi, Al Ain, and Fujairah Travel for signature verification outside the		
59.	Department / Western Region of Abu Dhabi Emirate Modification of land ownership from its owner's name to the name of the real estate development project or the owners of the subdivided real estate units	3,000	
60.	Final registration of a vacant real estate unit in the developer's name after the completion of the real estate development project Annotation on the title deed allocating the land for real estate development projects	5,000	
61.	Initial registration of a real estate unit Cancellation of the initial registration of a real estate unit	100	Within 30 days of the issuance of the real estate development project completion certificate and the approval of the final real estate survey for each unit.
62.	Initial registration of a real estate unit	5,000	
63.	Cancellation of the initial registration of a real estate unit	200	
64.	Final registration of a real estate unit	200	
65.	Modification of data on an ownership certificate or title deed	1,700	
66.		50	

No.	Service Name	Fee (AED)	Remarks
67.	Registration of a real estate unit sale	2%	Of the real estate unit valuation value, on the buyer, with a minimum of AED 2,500.
68.	Request for property or real estate unit valuation	200	
69.	Valuation of a real estate unit	1,000	
70.	Valuation of property for heirs by order of the Sharia court	300	
71.	Valuation of vacant land for all uses	1,000	
72.	Valuation of residential, investment, or agricultural property	1,500	
73.	Valuation of commercial or industrial property	3,000	
74.	Approval of real estate valuation reports from real estate offices	500	Per report.
75.	Initial approval to practice property inspection services / renewal	4,000	Annually.
76.	Initial approval to practice land and property purchase and sale activities / renewal	4,000	Annually.
77.	Initial approval to practice real estate consultancy / renewal	3,000	Annually.
78.	Initial approval to practice mortgage consultancy / renewal	3,000	Annually.
79.		9,000	Annually.

No.	Service Name	Fee (AED)	Remarks
	Initial approval to practice third-party property investment / renewal		
80.	Initial approval to practice private property leasing and management services / renewal	2,000	Annually.
81.	Initial approval to practice real estate leasing brokerage / renewal	3,000	Annually.
82.	Initial approval to practice mortgage brokerage / renewal	2,500	Annually.
83.	Initial approval to practice real estate valuation services / renewal	5,000	Annually.
84.	Initial approval to practice real estate sale and purchase brokerage / renewal	3,000	Annually.
85.	Initial approval to practice as a real estate training institute / renewal	5,000	Annually.
86.	Initial approval to practice as a real estate representative office / renewal	10,000	Annually.
87.	Initial approval to practice organizing real estate public auctions / renewal	10,000	Annually.
88.	Initial approval to practice organizing real estate exhibitions / renewal	5,000	Annually.
89.	Initial approval to practice real estate leasing and	3,000	Annually.

No.	Service Name	Fee (AED)	Remarks
	management services / renewal		
	Initial approval to practice real estate project investment, development, establishment, and management and registration in the registry / renewal	26,000	Annually.
90.	Initial approval to practice real estate development for construction and registration in the registry / renewal	26,000	Annually.
91.	Initial approval to practice real estate survey consultancy / renewal	5,000	Annually.
92.	Initial approval to practice administrative supervision services for owners' associations / renewal	5,000	Annually.
93.	Initial approval to practice timeshare residential unit leasing services / renewal	5,000	Annually.
94.	Initial approval to practice real estate contribution activities / renewal	5,000	Annually.
95.	Initial approval for a permit to promote and advertise for the lease of a building (entire building)	100	For 3 months.
96.	Initial approval for a permit to promote and	20	For 3 months.
97.			

No.	Service Name	Fee (AED)	Remarks
	advertise for the sale of a vacant land plot, building, or structure		
	Initial approval for a permit to promote and		
98.	advertise for sale in a real estate development project or real estate plan	500	For 3 months.
	Initial approval for a permit to promote and		
	advertise for the lease of		
99.	a real estate unit (apartments, villas / sheds / shops / labor accommodation)	10	For 3 months.
	Initial approval for a permit to promote and		
	advertise for the sale of a		
100.	real estate unit (apartments, villas / sheds / shops / labor accommodation)	20	For 3 months.
	Permit to hold a public		
101.	auction for the sale of real estate	5,000	
	Issuance of an		
102.	accreditation certificate for an owners' association management company	500	
	Issuance or renewal of a		
103.	real estate activity practice card	100	
	Issuance of an amended		
104.	registration certificate in the real estate offices	250	



No.	Service Name	Fee (AED)	Remarks
	registry based on a change in license data		
	Issuance of a registration certificate for real estate licenses	500	
105.	Approval of an approved plan name	600	
	Approval of a real estate broker qualification course	2,000	Per participant.
106.	Approval of a specialized course for a real estate activity	2,500	Per participant.
107.	Cancellation of real estate registration	500	
	Permit to organize or participate in a real estate exhibition	1,000	Per participation request.
108.	Issuance or renewal of a real estate activity practice card for a citizen broker	100	
	Registering a complaint from or against a real estate office, studying it, and providing an opinion	100	If the disputed amount is AED 5,000 or less.
109.	Registering a complaint between a real estate developer and a real estate unit buyer, studying it, and providing an opinion	500	If the disputed amount is more than AED 5,000.
110.	Approval of an escrow account trustee for real	300	
111.		75,000	Annually.

No.	Service Name	Fee (AED)	Remarks
115.	estate development projects (new or renewal) Approval of an escrow account agreement for a real estate development project	3,000	
116.	Registration of a financial auditor for a real estate development project	5,000	
117.	Approval of a financial report for a real estate development project	5,000	The expert's fees are paid by the developer.
118.	Approval of a financial settlement between a real estate developer and a buyer	3,000	Per real estate unit.
119.	Changing the current escrow account trustee to another escrow account trustee	20,000	
120.	Approval to disburse a payment from the escrow account for a real estate development project	5,000	
121.	Approval of a request to open or close an escrow account	500	
122.	Real estate developer's subscription to the "Aqari" system	5,000	One-time fee per project, according to the completion period of the real estate development project.
123.	Registration of a main real estate development project in the real estate projects registry	100,000	One-time fee only, within the period specified by the Department.

No.	Service Name	Fee (AED)	Remarks
	Modification of data for a main real estate		
124.	development project in the real estate projects registry	5,000	
	Cancellation of registration for a main/ sub-real estate		
125.	development project at the developer's request in the real estate projects registry	1,000	
126.	Registration of a sub-real estate development project in the real estate projects registry	50,000	One-time fee only, within the period specified by the Department.
	Modification of data for a sub-real estate		
127.	development project in the real estate projects registry	2,500	
	Extension of the completion period for a main or sub-real estate development project		
128.		30,000	Annually.
	Issuance of a registration certificate for a main or sub-real estate development project		
129.		No fees	Extract of registration for a main or sub-real estate project.
	Approval of a marketing agreement for a real estate development project		
130.		1,000	
	Cancellation of a marketing agreement for		
131.		100	

No.	Service Name	Fee (AED)	Remarks
	a real estate development project		
132.	Registration of a specialized engineering consultant	5,000	
133.	Issuance of an engineering report for a real estate development project from the Department	5,000	
134.	Issuance of an engineering report for a real estate unit from the Department	2,000	
135.	Approval of survey plans for a real estate development project	10,000	
136.	Permit to sell real estate units of a real estate development project	500	
137.	Registration of a completed sub-property	15,000	
138.	Request for a no-objection certificate to change the use, merge, or subdivide real estate development lands / or real estate units	500	
139.	Conversion of land to real estate development land	30%	Of the land valuation value based on the aerial foot valuation.
140.	Registration of a service provider for common areas and facilities	500	
141.		5,000	Annually

No.	Service Name	Fee (AED)	Remarks
	Management company's subscription to the "Aqari" system		
142.	Real estate unit owner's subscription to the "Aqari" system	25	Per real estate unit (annually)
143.	Approval of a notice for non-payment of service charges by a real estate unit owner	100	For each notice requested by the management company.
144.	Registration of a real estate contribution	200	
145.	Transfer of property ownership from its owner to the real estate contribution project or vice versa	500	
146.	Approval of an escrow account agreement for a real estate contribution project	100	
147.	Permit to announce the offering of a public real estate contribution	100	
148.	Extension of the permit to announce the offering of a public real estate contribution	100	
149.	Issuance of a contributor registration certificate	50	Per contributor.
150.	Approval of a request for disbursement from the escrow account for a real estate contribution project	50	Per disbursement request.

No.	Service Name	Fee (AED)	Remarks
151.	Sale of a contributor's share in a real estate contribution project	0.125 %	Of the value of the sold share, with a minimum of AED 200.
152.	Disposal of a contributor's share by gift, will, or inheritance	500	
153.	Approval to replace the real estate contribution trustee	500	
154.	Cancellation of real estate contribution registration	100	

### Table No. (2)

## Violations and Fines Applied by the Department of Land and Real Estate Regulation Attached to Emiri Resolution No. (9) of 2025

No.	Violation Description	Fine Amount (AED)	Remarks
1.	Failure of the developer to register the sold real estate unit, either initially or finally, in the real estate registry at the Department	5,000	For each real estate unit.
2.	Failure of the developer or real estate office to register the transaction of sale, purchase, or any other disposition of the real estate unit in the real estate registry at the Department	10,000	
3.	Developer's failure to comply with the data of the reservation deed and failure to notify the Department of any amendments	5,000	
4.	Developer's refusal to conclude the sale contract for the real estate	5,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	unit within (15) days from the day following the signing of the reservation deed		
5.	Practicing real estate activity without renewing the registration in the real estate offices registry within the specified period	1,000	After (30) days from the registration expiry date.
6.	Practicing real estate brokerage without obtaining or renewing a real estate broker card	5,000	For real estate office employees.
7.	Practicing the brokerage profession by a natural person not registered in the real estate offices registry	20,000	
8.	A real estate office dealing with a natural person practicing real estate brokerage without holding a real estate brokerage practice card	5,000	
9.	Failure to display the registration certificate in a prominent place in the real estate office	1,000	
10.	Failure of the real estate broker to inform his client of all details of the negotiations, the stages of the brokerage he is conducting, or any information considered necessary to enable the client to make a decision to conclude the agreement with the other party	5,000	
11.	Failure of the real estate office to maintain a regular record in which all data and transactions	5,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	conducted by the real estate broker are recorded		
	Failure of the real estate broker to provide a copy of the transaction documents he conducted to any of 1,000 the contracting parties who request it		
12.	Failure of the real estate broker to provide all information, data, and statistics requested by the Department	1,000	Within the period specified by the Department.
13.	Failure of the real estate office to include its details on documents and papers issued by the office	2,000	
14.	Failure of the real estate broker to adhere to the sale contract template approved by the Department and not stamping it with the real estate office's seal	2,000	
15.	The real estate broker concluding the initial contract knowing that the contracting party lacks full legal capacity	5,000	
16.	The real estate office or broker receiving cash payments from the customer without issuing a receipt for it	5,000	
17.	The real estate office or broker providing incorrect information to the Department	5,000	In addition to closing the real estate office for 7 days.
18.	Failure of the real estate broker to declare the true price of the property upon its registration with the Department	50,000	
19.			



No.	Violation Description	Fine Amount (AED)	Remarks
20.	The real estate office practicing third-party property management services without the Department's approval	10,000	
21.	The real estate office practicing third-party property investment services without the Department's approval	50,000	
22.	The real estate office practicing as a real estate representative office without the Department's approval	100,000	
23.	The real estate office practicing a real estate activity without the Department's approval	10,000	Other than the activities mentioned in items (20), (21), and (22).
24.	The real estate office practicing its activity during a suspension period imposed by the Department	10,000	
25.	Failure of the real estate office or its affiliates to comply with a request to appear at the Department upon summons without an excuse acceptable to the Department	AED 1,000 for the first time	Suspension of the real estate office's transactions on the second time until they visit the Department.
26.	The real estate office charging a commission for a property sale different from what was agreed upon or exceeding the legally specified percentage	20,000	With the refund of the excess amount.
27.	The real estate office charging a brokerage commission other than what is legally specified in leasing transactions	1,000	With the return of unlawfully received amounts.

No.	Violation Description	Fine Amount (AED)	Remarks
28.	Delay or negligence of the real estate office in taking appropriate measures to manage the property to maintain its cleanliness or maintenance to be in good condition and fit for use throughout the contract period	5,000	
29.	The real estate office / developer publishing sale / lease advertisements for a property containing incorrect data	AED 10,000 for the first time	Closing the real estate office and suspending the developer's activity for one month on the second time, in coordination with the competent authority.
30.	The real estate office managing the property receiving payments from tenants and not handing them over to the owner	5,000	
31.	Delay by the real estate office in taking measures to attest lease contracts at the Municipality and Planning Department	1,000	For each real estate unit.
32.	The developer or management company amending the main complex management system or the building management system without the Department's approval	5,000	
33.	Failure of the management company or developer, as the case may be, to deposit the service charges collected from real estate unit owners and the revenues and expenses of managing common	100,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	areas and facilities into the maintenance account		
	The developer or management company taking measures that prevent the owner from using his		
34.	real estate unit with the intent to compel him to pay service charges, contrary to the procedures stipulated by law	10,000	
	The management company or sub-developer contracting with service providers not registered with the Department		
35.		20,000	
	The auditor issuing an incorrect report on the developer's financial position, and concealing material facts in his report.		
36.		100,000	
	The developer receiving financing funds for the real estate		
37.	development project or funds received from buyers outside the escrow account.	300,000	
	Failure of the developer to open a		
38.	separate escrow account for each project.	100,000	
	Failure of the developer to have the escrow account agreement		
39.	concluded between the developer and the trustee approved by the Department	10,000	
	The escrow account trustee handing over to the developer		
40.	checks deposited in the escrow account that were returned	10,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	unpaid for any reason, without obtaining the Department's approval.		
41.	The developer charging the buyer fees, expenses, or charges other than those approved by the Department	50,000	
42.	Practicing real estate development activity in the Emirate by a developer not registered in the real estate developers' registry	200,000	
43.	Changing the contractor or consultant of the licensed real estate project or investment building without obtaining prior approval from the Department	50,000	
44.	Violating any conditions or instructions issued by the Department, other than the violations stipulated in this list	10,000	
45.	Failure of the developer to extend the completion of the real estate development project in the real estate projects registry	100,000	
46.	Failure of the main developer to implement the infrastructure works and services necessary for the occupation of the real estate development project.	500,000	
47.	Failure of the developer to disclose in writing to the Department if he has a direct or indirect personal interest with the consultant or	100,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	contractor that conflicts with the requirements of his work		
48.	Failure of the developer to obtain the Department's approval before proceeding with the procedures to obtain a completion certificate for the real estate development project	50,000	
49.	Failure of the real estate office to appraise properties in accordance with the principles and controls approved by the Department	5,000	
50.	Organizing a real estate auction without a permit from the Department	20,000	
51.	The real estate broker disclosing his clients' secrets to the other party in the transaction or to any person working for that other party	5,000	
52.	A real estate office publishing a real estate advertisement without obtaining initial approval from the Department	10,000	
53.	An employee of the real estate office obstructing the work of the Department's employees	1,000	
54.	Violation by the real estate office of any instructions, guidelines, or written circulars issued by the Department to real estate offices, other than the violations stipulated in this list	AED 2,000	Closing the real estate office for 7 days for the first time second time.
55.		10,000	

No.	Violation Description	Fine Amount (AED)	Remarks
56.	Failure of the real estate office or broker to comply with the requirements and controls approved by the Department when publishing an advertisement Advertising the sale of units in a real estate project or promoting it through any means of advertising without a permit from the Department for a licensed real estate project	50,000	
57.	Advertising the sale of units in a real estate project or promoting it through any means of advertising without a permit from the Department for an unlicensed real estate project	100,000	
58.	Organizing or participating in a real estate exhibition without initial approval from the Department within the country - for real estate offices	10,000	
59.	Organizing or participating in a real estate exhibition without initial approval from the Department within the country - for developers	100,000	
60.	Receiving or depositing funds received from the buyer in a joint escrow or trust account or accounts without specifying the deposit details	50,000	
61.		100,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	The developer submitting incorrect documents or data to the Department		
62.	The developer dealing with a real estate broker who is not licensed by the Department	100,000	
63.	Failure of the developer to implement the real estate development project in accordance with the approved engineering designs	100,000	
64.	Starting the implementation of a real estate development project without approval from the Department	100,000	
65.	The developer changing the data of the real estate development project without notifying the Department	50,000	
66.	Real estate offices practicing real estate contribution activity without a license	AED 20,000 for the first time. 20,000 for Closure for the second time.	
67.	The real estate contribution trustee admitting a contributor to the real estate contribution project without the Department's knowledge	5,000	
68.	Failure of the real estate contribution trustee to provide the information and data requested by the Department within the specified period	2,000	
69.		10,000	

No.	Violation Description	Fine Amount (AED)	Remarks
	Advertising or promoting a real estate contribution without the Department's approval		
70.	The real estate contribution trustee receiving fees higher than the fees stipulated by law	5,000	With the refund of amounts exceeding what is stipulated by law. On the second time, the real estate office will be temporarily closed for (3)
71.	The real estate contribution trustee receiving payments from contributors outside the escrow account	10,000	three months, with the cancellation of the real estate contribution activity from the office's license.