In this document, underlining indicates new text and striking through indicates deleted text



DIFC REAL PROPERTY LAW AMENDMENT LAW DIFC LAW NO. 1 OF 2026

CONTENTS

PART 1: GENERAL 1

PART 2: AMENDMENTS TO REAL PROPERTY LAW 2018 2

PART 1: GENERAL

1. Title

This Law may be cited as the "DIFC Laws Amendment Law, DIFC Law No.1 of 2026".

2. Legislative authority

This Law is made by the Ruler of Dubai.

3. Date of enactment

This Law is enacted on the date specified in the Enactment Notice in respect of this Law.

4. Commencement

This Law comes into force on the date specified in the Enactment Notice in respect of this Law.

PART 2: AMENDMENTS TO REAL PROPERTY LAW 2018

1. The Real Property Law 2018 is amended as prescribed in this Part.

2. The following Articles of the Real Property Law 2018 are to be amended by inserting the underlined text and deleting the struck through text as shown below:

……

PART 8: LEASES

……

49. Lease Registration

(1) A Lessor shall, in respect of any Lease required to be Registered under Article 48(3), within ~~thirty (30)~~ forty five (45) days of the date on which the Lease is entered into, Register the Instrument in respect of such Lease.

(2) If the Lessor fails to comply with Article 49(1), then the Lessor commits a contravention of this Law.

(3) A Lessor complies with Article 49(1) if the Instrument for Registration of the Lease is lodged for Registration within ~~thirty (30)~~ forty five (45) days of the date on which the Lease was entered into by the Lessor and Lessee.

……

PART 23: OFF PLAN SALES

……

162. Construction Defect Rectification by the Developer

(1) A Developer is ~~responsible~~ liable to the Registered Owner for repairing, rectifying or replacing all defective building works, materials, equipment and installations (including mechanical, electrical, sanitary and drainage works and the like) in the Off Plan Development of a non-structural nature for a period of one (1) year from the date of Building Completion including all non-structural defective building works, materials, equipment and installations in the Lots and the Common Property where applicable.

(2) The Developer is ~~responsible~~ liable to the Registered Owner for repairing, rectifying or replacing all defective building works, materials, equipment and installations (including mechanical, electrical, sanitary and drainage works and the like) in the Off Plan Development of a structural nature for a period of ten (10) years from the date of Building Completion including all structural defective building works, materials, equipment and installations in the Lots and the Common Property where applicable.

……

162A. Construction Defect Rectification by the Contractor

(1) The Contractor is liable to the Developer for repairing, rectifying or replacing all defective building works, materials, equipment and installations (including mechanical, electrical, sanitary and drainage works and the like) in the Off Plan Development of a structural nature for a period of ten (10) years from the date of Building Completion including all structural defective building works, materials, equipment and installations in the Lots and the Common Property where applicable.

(2) Upon receipt of notification from the Developer of the defects under Article 162A(1), the Contractor shall promptly rectify such defects in accordance with industry standards.

(3) The effect of this Article 162A shall survive the Transfer of any Lot and apply notwithstanding any contractual provision between the Contractor and the Developer to the contrary.

……

PART 25: MISCELLANEOUS

……

175. Waivers of Fines and Penalties issued under this Law or Regulations

(1) The Registrar may, on the application of a person, issue a written notice providing that any fine, penalty, or other financial sanction imposed under this Law or the Regulations shall either:

(a) not apply to such person; or

(b) apply with such modifications as specified in the written notice.

(2) The waiver or modification granted under Article 175(1) may be made subject to conditions as specified in the written notice.

(3) Failure to comply with any conditions specified in a written notice under Article 175(1) will result in the relevant fine, penalty or other financial sanction having force and effect as though the waiver or modification was not granted in the first place.

(4) The Board of Directors of the DIFCA may make Regulations in connection with the provision of a written notice under this Article, including Regulations prescribing procedures for the making of applications and providing of consents.

……

SCHEDULE 1

……

1. Rules of Interpretation

(1) In the Law, unless the context indicates otherwise:

….

(n) a "relevant provision" is a reference to:

(i) any provision of this Law, the Previous Law or any other Legislation administered by the Registrar which is expressed to be subject to an Article of this Law, the Previous Law, or such other Legislation; or

(ii) any provision of the Regulations or any other regulation administered by the Registrar,

……