

**Decree No (43) for 2013 regarding the
Determination of the Increase in Rent for Properties in the Emirate of Dubai**

We, Mohammed Bin Rashied Al Maktoum, Ruler of Dubai

After perusal of Law No (9) for 2004 regarding Dubai International Financial Center and amendments;

Law No (16) for 2007 regarding establishment of the Real Estate Regulatory Agency;

Law No (26) for 2007 regarding Regulation the Relationship between Landlords and Tenants of Properties in the Emirate of Dubai and its amendments;

Decree No (22) for 2009 regarding Private Development Zones in the Emirate of Dubai;

Decree No (2) for 2011 regarding Rents in the Emirate of Dubai;

Decree No (26) for 2013 regarding Rental Disputes settlement Center in the Emirate of Dubai, and

Legislation regulating free zones in the Emirate of Dubai,

Decided the following:

**Percentage of Increase
Article (1)**

The maximum rent increase percentage of properties in the Emirate of Dubai shall be determined at renewal of lease as flows:

- A. Without any increase in the rental value for property unit if the rent less than 10% of the average similar rent.
- B. 5% of the rental value of the property unit if the rent less between 11% to 20% of the average similar rent.
- C. 10% of the rental value of the property unit if the rent less between 21% to 30% of the average similar rent.
- D. 15% of the rental value of the property unit if the rent less between 31% to 40% of the average similar rent.
- E. 20% of the rental value of the property unit if the rent less more than 40% of the average similar rent.

**Scope of Application
Article (2)**

This Decree shall be applicable on public and private landlords in the Emirate of Dubai, including private development zones and free zones, including Dubai International Financial Center.

**Average Similar Rent
Article (3)**

For the purpose of applying Article (1) of this Decree, the average similar rent shall be determined in accordance to "Rental Index in the Emirate of Dubai" approved by the Real Estate Regulatory Agency.

**Publication and Application
Article (4)**

This Decree shall be enforced from the date of its issuance and shall be published in the Gazette.

**Mohammed Bin Rashid AL Maktoum,
Ruler of Dubai**

Issued in Dubai on: 18th December 2013
Corresponding to : 15th Safar 1435 H