

Decree No. 2 of 2011
Regarding Rentals in the Emirate of Dubai

We, Mohammed Bin Rashid Al Maktoum, Ruler of Dubai

After perusal of Law No. 26 of 2007 regulating Relationship Between Landlords and Tenants in the Emirate of Dubai as amended,

And Law No. 16 of 2007 establishing the Real Estate Regulatory Agency,

And Decree No. 2 of 1993 establishing Special Judicial Committee for settlement of disputes between landlords and tenants, as amended,

And Decree No. 42 of 2006 regarding rentals in the Emirate of Dubai,

And Decree No. 27 of 2007 regarding rentals in the Emirate of Dubai,

And Decree No. 1 of 2009 regarding rentals in the Emirate of Dubai,

And Decree No. 62 of 2009 regarding rentals in the Emirate of Dubai,

Issue the following Decree:

Article (1)

The maximum rent increase percentage of property units in the Emirate of Dubai leased before the enforcement of this Decree shall be as follows:

- a- There should not be any rent increase, if the rent for the real estate unit is up to 25% below the average similar rent.
- b- If the rent value was 26% to 35% less than the average similar rent; the maximum rent increase shall be equal to 5% of such value.
- c- If the rent value was 36% to 45% less than the average similar rent; the maximum rent increase shall be equal to 10% of such value.
- d- If the rent value was 46% to 55% less than the average similar rent; the maximum rent increase shall be equal to 15% of such value.
- e- If the rent value was less than 55% of the average similar rent; the maximum rent increase shall be equal to 20% of such value.

Article (2)

For the purpose of this Decree the similar rent value of the property unit means pursuant to "The Rent Index of the Emirate of Dubai" approved by RERA.

Article (3)

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

Mohammad Bin Rashid Al Maktoum
Ruler of Dubai

Issued by us in Dubai on 10 January 2011