

## Local Order No ( 1 ) of 2004

On

### The Fees of the Rents Committee in the Emirate of Dubai

**We, Hamdan Bin Rashid Al Maktoum**                      **vice Ruler of Dubai**  
**and President of the Municipality,**

- Having taken Recognizance of the powers assigned to us by the law pursuant to the Decree on incorporation of Dubai Municipality,
- And the Decree No: (2) of 1993 On Formation of Special Judicial Committee for Hearing the Disputes between Landlords and Tenants, herein after referred to as the “Committee”.
- And the Local Order No: (2) of 2001 On Rents Committee Fees in the Emirate of Dubai, amended by the Local Order No: (3) of 2003,

#### **Do hereby issue the following Local Order:**

Article (1) rent Suits and all other applications, transactions and procedures stated in the attached schedule approved by us, shall subject to payment of the fees stated in front of each of them.

Article (2) the fees stated in the above mentioned schedule shall apply to the suits, applications, transactions and procedures submitted before the committee after this Local Order comes into force.

Article (3) The fees imposed by this Local Order do not apply on the suits, applications, transactions and procedures filed by the Ministries, Federal Organizations and Authorities and the

Public Departments and the Authorities of the Government of Dubai. If the other litigant party is ordered to pay the fees and expenses, then the fees shall be computed on the basis of the judgment amount and collected from that party accordingly.

The suits, applications, transactions and procedures submitted by the Rehabilitation Council are exempted from this Local Order.

Article (4) a) In case of allegation by one of the parties to the rent suit that he is unable to pay the fees of the suit or any other application, transaction or procedure, the Committee may, after verifying correctness of the his allegation, accept the suit, application, transaction or procedure and postpone payment of the fees or collect part thereof.

b) If the judgment passed by the Rent Committee is in favor of the party for whom the fees are postponed or part payment is collected, then the fees shall be collected from the judgment debtor in full, if collection of the said fees from the judgment debtor is impossible, then the fees shall be collected from the judgment creditor if he is capable to pay the same.

Article (5) The fees of the suit or application shall be fixed in cash whenever possible, if it is not fixed and it is possible to evaluate the same, then the committee shall evaluate the amount thereof. The difference, if any, shall be collected from the judgment debtor upon issuance of the final judgment.

Article (6) If the suit consists of more than one application, then the fees shall be evaluated on the basis of the value of each application separately.

Article (7) If the Committee passes a judgment for an amount exceeding the amount for which the fees are paid, the judgment creditor shall pay the difference in the fees. No further procedure shall be taken unless the said difference is paid.

Article (8) The suit fees and expenses shall be paid even if the context of the relevant judgment does not mention the same.

Article (9) Dirham fractions shall be considered as one full Dirham and be collected accordingly.

Article (10) The proceeds of the fees collected pursuant to the provisions of this Local Order shall be credited to the Municipality Treasury Account, and such amounts are considered as good debts and collected from the debtor thereof in accordance with the applicable legal procedures.

Article (11) Local Orders No: (2) of 2001, (2) of 2002 and (3) of 2003 herein above referred to stand cancelled.

Article (12) This Order shall come into force from the date of its issuance and shall be published in the Official Gazette.

**Hamdan Bin Rashid Al Maktoum**

**Deputy Ruler of Dubai - President of Dubai Municipality**

### Schedule of the Fees of the Rents Committee

S.N	Details	Fee in AED
1	Rent Claiming Suit	3.5 % of the claimed amount, but it should not be less than 500/- and not more than AED 15.000/-.
2	Renewal/Termination of Contract /Vacating the leased property Suit	3.5 % of the claimed amount, but it should not be less than 500/- and not more than 20.000/-.
3	Counter Claim	Fees shall be evaluated as if independent suit.
4	Suit Renewal (In case the application is submitted within three months from the date of dismissing the case)	1.5% of the original suit value, but it should not be less than 500/- and not more than 20.000/- .
5	Carrying on Inspection/Expertise	2.5% Suit value, but it should not be less than 250/- and not more than 7.000/-.
6	Notification (Service of Summons)	(100)
7	Application for Interference or joining the case	(500)
8	Application for notification by Publication	(50)
9	Submission of Power of Attorney before the Committee	(25)
10	Sending letter to different parties	(20)

11	Depositing Rent Amount	(50)
12	Handing over the leased property keys	(50)
13	Certified true copy of the Committee Decision	(30)
14	Certificate to whom it May Concern	(20)
15	Photocopy of the suit file	(5) in addition to 25 Fils for each page

**Hamdan Bin Rashid Al Maktoum**

**Deputy Ruler of Dubai - President of Dubai Municipality**