

## inBrief



### Introduction of the requirement to register co-occupants

By Shahram Safai and Eoin O'Flaherty | 6 October 2022

#### What's happened?

Pursuant to a circular issued by the Dubai Land Department on 23 September 2022, the registration of all co-occupants that reside in residential properties in the Emirate of Dubai, whether owned or rented, must be completed today.

#### Who does this apply to?

The circular issued by the Dubai Land Department applies to real estate developers, real estate leasing and management companies, real estate owners and tenants.

However, based on feedback from the Dubai Land Department, the responsibility for the registration of co-occupants is that of the person occupying the property.

Therefore, to ensure compliance, all applicable parties (specifically owners and tenants) should take the appropriate steps to ensure registration is completed.

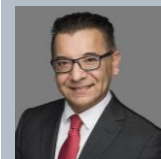
#### Who is required to be registered?

Anyone residing, or who is due to reside, in a residential property for a period in excess of one month (inclusive of all family members and household staff) are required to register with the Dubai Land Department.

#### How to register?

Registration of a co-occupant's details can be completed by uploading the same to the Dubai REST App. The relevant property should be selected by the user and the option to "add more" can then be used to insert the details of the additional co-occupants.

#### The Authors



##### Shahram Safai

Partner

ssafai@afриди-angell.com

Tel: +971 4 330 3900

Shahram is a partner at Afridi & Angell's Dubai office. His practice consists of advising on tax, venture capital, corporate law and real estate. He heads the firm's tax, venture capital and real estate teams and has been highly sought after by boards and shareholders for strategic legal advice. Shahram is qualified as a solicitor in England and Wales and is a member of the California State Bar. He is also a registered professional engineer. Shahram is Chairman of the Canadian Business Council of Dubai and the Northern Emirates.



##### Eoin O'Flaherty

Associate

eoflaherty@afриди-angell.com

Tel: +971 4 330 3900

Eoin's practice focuses on commercial real estate. He has considerable experience in all areas of real estate and land development law. Eoin joined Afridi & Angell in September 2021. Prior to joining the firm, Eoin was a real estate solicitor at a leading Irish firm in Dublin.

The co-occupants Emirates ID details/passport number and date of birth are required to be uploaded and verified by using the Dubai REST App.

Similarly, where a co-occupant has ceased to reside in a residential property, a co-occupant's details can be removed by using the same application.

### Potential implications

It is envisaged that the registration of co-occupants could signal a move towards the extension of certain tenancy rights to certain persons legally residing in the property and may eventually enable certain co-occupants to enforce the terms of a tenancy contract against the landlords. Whether or how such rights would extend to household staff remains to be seen.

Similarly, it may also permit landlords to impose the obligations contained in a tenancy contract upon registered co-occupants.

The registration of co-occupants in residential properties would also help deter the practices of subletting without consent and overcrowding of residential units.

### Conclusion

Whilst the Dubai Land Department has instructed that the registration of all co-occupants must be completed by today's date, it is not clear at present what penalties (if any) will apply for a failure by any of the above-mentioned parties to complete this process within the prescribed timeline.

To ensure compliance with the latest Dubai Land Department circular and avoid any potential issues, the responsible parties should ensure the prompt registration of all co-occupants. ■

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*For more detailed information, please do not hesitate to contact Shahram Safai at [ssafai@afриди-angell.com](mailto:ssafai@afриди-angell.com).*

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