

List No. (3)

A List of applied Fines for Land Violations at Department of Land and Real Estate Regulations

No.	Violation	Enlist the violation	Fine amount	remark
1	Real Estate practicing the service of managing third party real estate without legal capacity.		10,000	
2	Practicing real estate activity under expired registration certificate at Real Estate offices' registry after the grace period lapsed.	First	1,000	
		second	5,000	
3	Practicing real estate activity before completing the registration of the real estate office in the registry of real estate offices.		5,000	
4	Practicing real estate brokerage services without issuing a real estate broker card		5,000	
5	Impersonate of real estate broker in violation to the law.	First	1,000	
		Second	5,000	
6	Not placing the registration certificate in the registry in a conspicuous place in the real estate office.	First	500	
		second	1,000	
7	Delay in renewing the real estate brokerage card (for each month, and a part of the month will consider as a full month)		200	After the first month of card expiration, a maximum of AED 1,000
8	A real estate broker acted as an intermediary/ broker on behalf of any client knowing that such client is financially insolvent.		5,000	
9	A real estate broker acted as an intermediary on behalf of any client knowing that such client lack the full legal competence to buy or sell real estate.		5,000	

No.	Violation	Enlist the violation	Fine amount	remark
10	Real estate broker that divulges the confidential information of its clients to a third party in the transaction/ deal or to any person works for that third party.		5,000	
11	The real estate did not acquaint its client with all the details of the negotiations and the brokerage stages that he conduct or any information that deemed important to enable him/her to take a decision to conclude the agreement with the other party.		5,000	
12	The Real Estate broker does not keep a regular book to note down all the transactions made (sale, buy, brokerage, investment, Management, appraisal, consultancy) made via its brokerage, their dates, material information regarding the same.		1,000	Granting 3 months grace period to attend the violation, if not a fine of AED 5000 should apply
13	In the event that the real estate broker fails to hand over a copy of the transaction paper made by it to the contracting parties who requested the same.		500	
14	In the event that the real estate broker fails to submit all the information, data, and statistics requested by the Land Department or by any of the inspectors thereof.		1,000	
			5,000	
15	The real estate office does not note its transaction on its letterhead papers.	First	1,000	
		Second	5,000	
16	In event that the real estate broker prepares and uses, the said contract in foreign language and not translated into Arabic Language.		200	

No.	Violation	Enlist the violation	Fine amount	remark
17	In the event that the real estate broker did not sign the initial sale contract, and stamped the same with the official office seal.		2,000	
18	In the event that the real estate broker concluded the initial sale contract without verifying the identity of the concerned parties or their legal representatives.		5,000	
19	In the event that the real estate broker or the office received an amount in cash from a client without issuing an official receipt voucher.		5,000	
20	In the event that the real estate office, or the real estate broker provides incorrect information to the Department.		5,000	
21	In the event that the real estate did not state the actual price of the property upon registering the same at the Department.		20,000	
22	Publishing of a real estate AD without the approval of the Department for leasing ends.	First	1,000	
		Second	10,000	
23	In the event that the real estate office coordinated or dealt with any person or unlicensed real estate broker from the Department.	First	1,000	
		Second	5,000	
24	In the event that the real estate office is practicing management services for third party real estate without the approval of the Department		10,000	
25	In the event that the real estate office is practicing investment services on a third party real estate without the approval of the Department.		50,000	

No.	Violation	Enlist the violation	Fine amount	remark
26	In the event that the real estate office practicing an activity of real estate representation office without the approval of the Department.		100,000	
27	In the event that the real estate office practicing real estate activity without license, excluding the activities mentioned in 24, 25, 26		5,000	
28	In the event that any person practices the activity of real estate representation office without the approval of the Department.			
29	In the event that a real estate office practices its activity after been suspended from the Department.		10,000	
30	In the event that a real estate broker practices its activity after been suspended from the Department.		5,000	
31	Hindering the work of an employee from the Department by an employee works for a real estate office or the judicial officer	First	1,000	
		second	5,000	
32	In the event that the real estate office or its affiliates fail to report in to check with the Department based on a call from the department without a justified reason.	First	1,000	
		Second	2,000	
33	in the event that the real estate office receives the difference in the sale price of a property without the knowledge of the owner		20,000	
34	In the event that the real estate does not abide by the specified brokerage commission in the decree in respect of leasing out.	First	1,000	In addition to the difference in the commission

No.	Violation	Enlist the violation	Fine amount	remark
		Second	3,000	
35	In the event that the real estate violates/ breaches any instructions, guidelines or written circulars issued by the Department to the real estate offices.	First	1,000	
		Second	5,000	
36	In the event that the real estate office does not commit or slacken or being negligent to take the appropriate actions to manage the property or to keep its cleanness or maintenance in order to be in a good condition and usable throughout contract term.	First	1,000	
		Second	10,000	
37	In the event of exchanging the real estate information or personal information of the owners.	10,000		
38	In the event of advertising for sale or dispose of lands or real estate whatsoever the means of the AD without a permission from the Department for any end, save the lease in the common/ joint ownership.	10,000		
39	In the event of not mentioning or providing the information of the advertise applicant or the real estate permission of the owner or the real estate office within the real estate advertisement whatsoever the type of the advertisement.	10,000		

List No. (4)

**A List of Applied Fines for the Violations of Real Estate Regulations at
Department of Land and Real Estate Regulations**

Sr	Violation	Fine amount	remark
1.	Unregistered Developer at the Department practicing real estate activities in the emirate	150,000	
2.	Offering or selling units in real estate project, building, or advertising, promoting for the same by any means and by advertising in a way that violates the approval terms issued by the Department.	100,000	
3.	Offering or selling real estate units in phantom real estate project or phantom investment building.	100,000	
4.	Submission of incorrect documents or information to the Department at the joint/common ownership projects.	100,000	
5.	Embezzlement, dissipation, or use of funds deposited in the escrow account for the real estate development project without a right, withdraw, or deposit funds in the escrow account without the approval of the Department.	200,000	
6.	The withdraw from or deposit in the escrow accounts without the approval of the Department or in violation to the terms of the escrow account agreement by the custodian of the account.	200,000	
7.	Real estate Developer being in breach or continue to breach any of its obligations/undertakings submitted to the Department.	200,000	
8.	Full or partial assignment by a real estate developer from a real estate project to another real estate developer without the approval of the Department.	100,000	
9.	Real estate developer dealing with a real estate broker, and the latter is not being authorized by the Department.	100,000	

10.	Carrying out material amendment on a real estate project or licensed investment building without obtaining prior approval from the Department.	100,000	
11.	Replacement or real estate consultant or contractor or licensed investment building without obtaining prior approval from the Department.	50,000	
12.	Approval of the consultant on fake/false documents regarding the real estate with its knowledge.	100,000	
13.	Auditor intentionally places fake/false report on the result of its auditing of the financial position of the real estate developer or approved information by it regarding the real estate project or the investment building.	100,000	
14.	Non- deposit of the received amounts from the buyer in the escrow account.	500,000	
15.	Breaching of any terms or any written instruction from the Department related to the freehold real estate.	10,000	
16.	Not registering of the initially or finally sold real estate units in the registry of the real estate projects at the Department.	5,000	For each unit
17.	Trading by selling, buying, or any carrying out any dispose of the real estate units out of the registry of the real estate projects at the Department.	10,000	For each unit
18.	Receiving, encashing, or depositing or withdrawing of cheques or amounts received from the buyers of the troubled projects, which been deposited with the knowledge of the real estate developer in a joint account with other active and continuing real estate projects belong to the real estate developer by the real estate developer.	100,000	For each violation
19.	Non- lodging or delivering the real estate marketing agreement within the real estate project file to be approved.	25,000	
20.	Non – lodging or delivering or the contractor agreement within the real estate project.	25,000	

21.	Non – lodging or delivering or the consultant agreement within the real estate project.	25,000	
22.	Building or proceeding to build any real estate project or investment building or building on plots and freehold projects without the permission of the Department.	100,000	
23.	Non- renewal of the registration of the developer at the real estate projects registry.	100,000	
24.	Lack of real estate project information update.	50,000	
25.	Lack or real estate developer information update at the Department.	50,000	For each unit
26.	Receiving or depositing of the received amounts in joint escrow account (s) without the details of the deposit (unit No. and buyer name).	50,000	For each unit
27.	Failing of the real estate developer to specify the time limit to complete the real estate project.	50,000	For each month of delay
28.	Failing of the real estate to link the schedule of receiving the amounts and payments with the timetable and the period of completing the real estate project.	50,000	For each month of delay
29.	Offering and selling units in real estate project or building or advertising or promoting the same by any means of advertisement without the approval of the Department in licensed real estate project.	100,000	
30.	Offering and selling units in real estate project or building or advertising or promoting the same by any means of advertisement without the approval of the Department in unlicensed real estate project	100,000	
31.	Non- renewal or extension of real estate registration or investment building in the real estate registry.	100,000	