Section 5 of the guide: Dubai apartment prices by area, and what you pay on top

On purchase: the DLD registration fee

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- **This is 4% of the property value.** Per the DLD, the fee is split 2% buyer and 2% seller unless agreed otherwise. In practice the buyer usually pays the full 4%, and when buying from a developer this is written in the contract. In the off-plan projects on this site, the buyer pays it on signing, together with the down payment (for example, OceanZ and Greenz: 20% plus 4% DLD).
- **There are small DLD fees:** an AED 10 knowledge fee and an AED 10 innovation fee, according to the DLD service page.
- **The developer's administrative fees** vary from project to project. Ask for the breakdown before signing.
- **Promotions:** some developers offer to cover the fee, so compare the full price, not only the price per square foot.

What to check: according to the DLD, the contract must be registered in the provisional register (Oqood) within 90 days of signing, and the developer must pay the fee to the DLD within 60 days. You can check in Dubai REST that the purchase has been registered.

Who pays the 4%: according to the Land Department, the fee is split between the buyer and the seller, 2% each. In practice, in most deals the buyer pays the full 4%. It is set in the agreement.

> Want to work it out for a specific apartment? In the buying costs calculator you enter the apartment price and see everything you pay on top of it. I've also put all of Dubai's fees together in one fees table.

The full guide on the site: u810properties.com/en-guide-costs

Do you have a question about the costs in a project?

Send me the project you are looking at, and we will go through its full cost together.

Send a WhatsApp message →

This information is general, based on DLD publications, and correct as of the update date. Fees and rates change, so check them against the source before signing. It is not a substitute for legal advice or a review of the specific contract.