Section 4 of the guide: Inheriting property in Dubai: wills, heirs, and what to arrange when you buy

# What the heirs actually need

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

**Without a court order, the Land Department will not transfer the property.** These are the usual stages:

1. **Death certificate:** a certificate issued outside the UAE needs attestation and translation before it is submitted in Dubai.
2. **The court process:** if there is a will registered at the DIFC, the executor applies to the Wills Service Centre with the death certificate, and the court issues a probate order. DIFC orders are enforced through the Dubai Courts. If there is no will, the heirs open proceedings at the Dubai Courts, which decide who the heirs are.
3. **Transfer at the Dubai Land Department (DLD):** at a DLD trustee office or at its main building, you submit the court letter asking to transfer the property to the heirs, the inheritance notice, and passport copies of heirs who do not live in the UAE. If there is a mortgage, you need approval from the bank. If the property is still under construction, you need approval from the developer.
4. **The Dubai Land Department fees:** according to the Dubai Land Department, AED 1,000 per property, AED 250 for the Title Deed, and small fees for the map and the service. Further fees may apply depending on the route, for example 1% of the property value when an heir exits the inheritance (takharuj), or 0.125% of the property value when the transfer is made under a will. After the transfer, a new Title Deed is issued in the heirs' names.

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

## Do you have a question about inheriting property in Dubai?

If you want to arrange a will, I connect you with a lawyer.

**Send a WhatsApp message →**

The information is general and correct as of the update date. It is not legal advice or tax advice. For a will and inheritance planning you need a lawyer licensed in the UAE, and a lawyer in your country of residence.