Section 3 of the guide: Buying an apartment in Dubai with a spouse or partner: ownership, visas and what happens later

When one of the owners wants to sell

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Under Dubai law on jointly owned property (Law No. 6 of 2019), the owners have a **right of first refusal**: an owner who wants to sell their share to someone who is not one of the owners must first give the other owners the option to buy it on the same terms.

How it works under the law:

1. The selling owner sends the other owners a written notice, through a notary public, with the buyer's name and address and the terms of the deal.
2. The other owners have 30 days from the day they received the notice to announce, through a notary public, that they will buy on the same terms.
3. An owner who announced that they will buy must complete the deal at the Dubai Land Department within 10 working days from the end of that period.
4. If no owner responds in time, the seller can sell to the outside buyer, on the same terms that appeared in the notice.
5. If the outside buyer ends up getting better terms than those in the notice, the other owners can claim compensation from the seller at the Dubai Rental Disputes Centre (RDSC), which is the body the law designates for this.

When the right of first refusal does not apply: when the owner sells or transfers their share to a spouse, parents, children, relatives up to the fourth degree, or in-laws up to the second degree.

When a relationship ends: what happens to the apartment in a divorce is a matter for a lawyer in Dubai and a lawyer in your country of residence. If you need one, I can connect you with a lawyer.

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

Buying together?

Tell me who you are buying with, and we will check together how to register the ownership and which visa each of you can get.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not legal advice, and it does not replace reviewing your contract with a local lawyer.