Section 5 of the guide: Renting out an apartment in Dubai: what landlords need to know, from the first tenant to renewal

4. Electricity, water and the housing fee

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- **The tenant opens an account in their own name** with DEWA, Dubai's electricity and water authority, using the Ejari contract number, and pays DEWA a deposit: AED 2,000 for an apartment and AED 4,000 for a villa.
- **The housing fee** is 5% of the annual rent, and the tenant pays it in monthly instalments on the electricity bill.
- **When the tenant leaves:** electricity and water debt built up during the tenancy is owed by the tenant who used them, not by the next tenant. Some sources say the landlord is responsible, and in practice the new tenant turns to the landlord. So the landlord makes sure the old account is closed: before you return the outgoing tenant's deposit, ask them for a DEWA certificate showing the account is closed with nothing owed (Clearance Certificate).

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

Renting out in Dubai for the first time?

Tell me about the apartment, and we will go through the steps together, from the first tenant to renewal.

Send a WhatsApp message →

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