Section 6 of the guide: Renting out an apartment in Dubai: what landlords need to know, from the first tenant to renewal

5. Raising the rent at renewal

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You can raise the rent only in line with the rental index of the Dubai Land Department (DLD). Since January 2025 the index has been called the Smart Rental Index, and it works out the increase from the rental contracts in the building, the average rent in the area and the building's rating. How much you can raise it depends on the gap between the current rent and the average. When the gap is small, no increase is allowed at all. The index sets a ceiling, not an entitlement: it tells you how far you are allowed to raise the rent, not that you are owed an increase. To calculate it, use the Dubai Land Department's calculator or the Dubai REST app. Notice of an increase, or of any other change to the terms, must be sent to the tenant in writing at least 90 days before the contract ends, with the new amount. Without that notice in time, the increase does not apply, even if the index allows it.

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 →

This information is general and correct as of the update date. It is not legal advice. Before sending an eviction notice or raising the rent, check your specific situation with the relevant authority or a lawyer.