**Section 3 of the guide: Selling an off-plan property in Dubai: when you can, what the developer must approve, and what it costs**

# The costs

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

| Cost | How much | Usually paid by |
|---|---|---|
| Land Department fee | 4% of the sale price | The buyer, but it is set in the agreement (see the costs guide) |
| Trustee office | AED 4,000 plus VAT for a sale of AED 500,000 or more, and AED 2,000 plus VAT for a smaller sale | According to the agreement |
| Developer's approval (NOC) | Usually AED 1,000 to 5,000, and it varies by developer | The seller |
| Agency commission, if any | Usually 2% plus VAT | The seller |

Some developers also charge an additional transfer fee. Check your contract.

The full guide on the site: u810properties.com/en-guide-sell-off-plan

**Thinking of selling?**

Send me the contract, and we will check what it allows.

**Send a WhatsApp message →**

This is general information. The binding terms are in your contract and in the developer's policy.