

# Guide on Law Regulating Real Estate Registration in Qatar



# Law Regulating Real Estate Registration in Qatar

Qatar has made a significant leap in real estate registration with the introduction of *Law No. (5) of 2024*, which brings digital property registration into the regulatory landscape for the first time. This law, which came into *force on April 4, 2024*, represents the most comprehensive reform of real estate registration since *Law No. 14 of 1964*. Published in the *Official Gazette on June 5, 2024*, it has been framed to *align with Qatar's National Vision 2030*. This strategy envisions a diversified economy that moves beyond dependence on oil and gas, positioning real estate as a key sector for growth and investment.

The *new law replaces Law No. 14 of 1964* and introduces several major changes, particularly the shift to electronic real estate registration. This development, which positions Qatar as a regional leader in digital transformation, has profound implications for both local and international stakeholders involved in the Qatari real estate market.

This article delves into the major reforms introduced by Law No. (5) of 2024, analyzing the key changes, their practical implications, and the broader context in which these developments are situated.



Real estate has long been a cornerstone of Qatar's economic diversification efforts. The country's leadership has continuously worked to modernize its real estate laws to create an investor-friendly environment. *Law No. 14 of 1964, which governed property registration for more than five decades, was adequate for its time but became outdated in the face of rapid technological advancements and the growing complexity of the real estate sector.* As Qatar seeks to attract international investors and facilitate easier property transactions, the need for a more transparent, accessible, and efficient real estate registration system became apparent.

Qatar National Vision 2030 emphasizes diversification and modernization, and real estate plays a critical role in this vision. Recognizing the need for digital infrastructure to enhance economic sectors, the government has sought to implement cutting-edge technology solutions in public administration, including real estate registration. Law No. (5) of 2024 is a major milestone in this digital transformation.

## Digital Real Estate Registration

The most significant change introduced by the new law is the establishment of digital real estate registration. *Under Law No. (5) of 2024, electronic documents, applications, and transactions now hold the same legal weight as their paper-based counterparts.* This reform aims to streamline the real estate registration process, making it more efficient, faster, and accessible to a broader range of stakeholders. The introduction of digital registration marks a clear departure from the more cumbersome, paper-based procedures of the past, bringing Qatar's real estate sector in line with international best practices.

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*"The best investment on Earth is earth."  
— Louis Glickman*



The Minister of Justice will issue decisions regarding the procedures, requirements, and conditions for digital real estate registration. This transition to a digital system is likely to reduce administrative delays and create a more transparent and accessible process for property transactions.

### **Establishment of the Real Estate Registration Committee**

Another pivotal aspect of the law is the establishment of the Real Estate Registration Committee within the Ministry of Justice. This body will oversee the registration process, handle disputes related to state-owned properties, and assess objections concerning the valuation of properties. The Committee's formation and remuneration will be determined by a decision of the Council of Ministers.

By centralizing real estate registration processes under the Ministry of Justice, the new law aims to ensure greater oversight and accountability. This structured approach to handling real estate disputes and valuations is expected to enhance investor confidence, particularly for foreign investors unfamiliar with Qatar's regulatory environment.

### **Role of the Ministry of Justice in Property Apportionment**

Previously, the process of dividing real estate into units, apartments, or multi-plots was overseen solely by the Ministry of Municipality. Under Law No. (5) of 2024, the Ministry of Justice now plays a key role in this process. Apportionment applications must first be reviewed by the Ministry of Justice before being submitted to the Ministry of Municipality for approval.

This dual oversight is designed to ensure that all apportionment applications meet the required legal standards before they are finalized. The involvement of the Ministry of Justice further enhances transparency and reduces the likelihood of disputes arising over the apportionment of real estate.

### **Expansion of the Real Estate Register**

The Real Estate Registration Law mandates that the real estate register maintained by the Real Estate Registration and Authentication Department (the Department) now includes all property transactions that create rights, such as the establishment, transfer, or removal of ancillary real estate rights. Additionally, court decisions related to such transactions must be recorded in the register. The requirement to document these ancillary rights and legal decisions increases the comprehensiveness of the real estate register, providing a clearer picture of the legal status of any given property.

This change is particularly important for investors and property owners, as it provides a more transparent and secure system for real estate transactions. For instance, potential buyers can easily check whether a property has any encumbrances or pending legal issues.

### **Registration of Inheritance Certificates**

Another important addition under the new law is the requirement for heirs to register their inheritance certificates with the Department when the inheritance includes real estate. This measure ensures that any property rights transferred through inheritance are formally recorded in the real estate register, thus avoiding potential disputes among heirs or third parties.

Under the previous law, only certain types of property transactions were required to be registered. Law No. (5) of 2024 extends this requirement to a broader range of transactions, making it easier to track changes in property ownership and protect the rights of all parties involved.

### **Penalties for Noncompliance**

One of the most striking changes introduced by the new law is the imposition of penalties for noncompliance.

*Failure to comply with the registration requirements under Law No. (5) of 2024 can result in fines of up to QAR 500,000 or imprisonment for up to three years, or both.*

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*"Don't wait to buy real estate. Buy real estate and wait."*  
— Will Rogers

The Repealed Law did not include any penalty provisions, highlighting the new emphasis on ensuring compliance with real estate registration requirements.

The introduction of penalties underscores the importance the Qatari government places on maintaining a well-regulated real estate sector. By ensuring that all property transactions are registered, the authorities aim to create a more transparent and reliable system for property ownership and transactions.

### **Executive Regulations**

*Until the new executive regulations under Law No. (5) of 2024 are issued, the executive regulations of the Repealed Law will continue to apply, provided they do not conflict with the provisions of the new law.* The new executive regulations are expected to detail the specific requirements and procedures for implementing the provisions of Law No. (5) of 2024.

### **Impact on the Real Estate Market**

The new law is expected to have a far-reaching impact on the Qatari real estate market. By *modernizing the registration process and enhancing transparency, it will make the market more attractive to foreign investors.* Digital registration will reduce the time and administrative burden associated with property transactions, which will help facilitate the buying and selling of real estate.

*The involvement of the Ministry of Justice in key aspects of the registration process, such as property apportionment and dispute resolution, will provide additional legal safeguards for investors and property owners.* Moreover, the requirement to register inheritance certificates ensures that property rights are clearly defined and protected, reducing the risk of legal disputes.

### **Alignment with Qatar National Vision 2030**

The introduction of Law No. (5) of 2024 is closely aligned with *Qatar's broader development goals as outlined in Qatar National Vision 2030. The Vision emphasizes the importance of modernizing the country's infrastructure and legal systems to support sustainable development and economic diversification.* By introducing digital real estate registration, Qatar is taking a significant step toward achieving these objectives.

The new law also reflects Qatar's commitment to adopting international best practices in governance and public administration. By creating a more transparent, efficient, and investor-friendly real estate market, *Qatar aims to attract both local and international investments in the real estate sector,* which is critical for its long-term economic growth.

### **Real Estate Regulatory Authority (RERA) and the Real Estate Platform**

In conjunction with the new law, Qatar has also been developing *its Real Estate Platform, under the oversight of the Real Estate Regulatory Authority (RERA).* RERA, established in 2023, plays a pivotal role in regulating the real estate sector and ensuring compliance with legal requirements. The Platform is being developed in coordination with the Ministry of Justice and aims to provide accurate and up-to-date information about real estate transactions and occupancy levels.

The first phase of the Platform's development focuses on providing data and information to individuals and investors, while the second phase will involve electronic linking between government agencies. The third phase is expected to offer full-functioning real estate services, further enhancing the digital transformation of the sector.

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*"Real estate is not just about property. It's about people."*



### **Conclusion**

Law No. (5) of 2024 represents a significant milestone in the modernization of Qatar's real estate registration system. By introducing digital registration, expanding the role of the Ministry of Justice, and imposing penalties for noncompliance, the law aims to create a more transparent, efficient, and investor-friendly real estate market. These reforms are closely aligned with Qatar's National Vision 2030 and will play a key role in supporting the country's economic diversification efforts.

As Qatar continues to implement its digital transformation agenda, the real estate sector is poised to benefit from increased investment and a more streamlined regulatory environment. The new law will not only enhance the legal framework governing property ownership and transactions but will also contribute to the long-term stability and growth of the Qatari real estate market.



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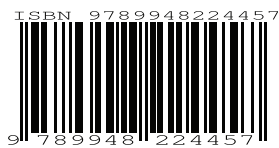
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