

**Executive Council Resolution No. (49) of 2014**  
**Approving the Fees and Fines Related to the**  
**Activity of Leasing out Holiday Homes in the Emirate of Dubai<sup>1</sup>**

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**We, Hamdan bin Mohammed bin Rashid Al Maktoum, Crown Prince of Dubai, Chairman of the Executive Council,**

After perusal of:

Law No. (1) of 1997 Establishing the Department of Tourism and Commerce Marketing and its amendments;

Law No. (3) of 2003 Establishing the Executive Council of the Emirate of Dubai;

Law No. (14) of 2009 Concerning the Pricing of Government Services in the Emirate of Dubai and its amendments;

Law No. (35) of 2009 Concerning Management of the Public Funds of the Government of Dubai and its amendments;

Law No. (13) of 2011 Regulating the Conduct of Economic Activities in the Emirate of Dubai;

Decree No. (13) of 2011 Concerning the e-Programme for Hotel and Tourism Establishments in the Emirate of Dubai; and

Decree No. (41) of 2013 Regulating the Activity of Leasing out Holiday Homes in the Emirate of Dubai,

**Do hereby issue this Resolution.**

**Definitions**

**Article (1)**

The following words and expressions, wherever mentioned in this Resolution, will have the meaning indicated opposite each of them unless the context implies otherwise:

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*<sup>1</sup>Every effort has been made to produce an accurate and complete English version of this legislation. However, for the purpose of its interpretation and application, reference must be made to the original Arabic text. In case of conflict the Arabic text will prevail.*

Executive Council Resolution No. (49) of 2014 Approving the Fees and Fines Related to the Activity of Leasing out Holiday Homes in the Emirate of Dubai

Emirate:	The Emirate of Dubai.
DTCM:	The Department of Tourism and Commerce Marketing.
Activity:	Engaging, on a regular and ongoing basis, in leasing out Holiday Homes or taking lease of Holiday Homes for the purpose of subletting them to Guests.
Holiday Homes:	Furnished real property units designated to conduct the Activity in accordance with the conditions and criteria adopted by the DTCM in this regard.
Establishment:	A corporation or company licensed to conduct the Activity in the Emirate.
Licence:	A document issued by the DTCM stating that the DTCM authorises a Licensee to conduct the Activity in the Emirate after verifying that all conditions and requirements approved by the DTCM in this regard are met by the Licensee.
Licensee:	An individual or Establishment licensed to conduct the Activity in the Emirate.

### **Fees**

#### **Article (2)**

- a. In return for issuing the Licences and providing the services indicated in Schedule (1) attached to this Resolution, the DTCM will charge the fees set out opposite each of them.
- b. Charging the fees prescribed under paragraph (a) of this Article may not prejudice the right of any Government entity to charge any other fees prescribed pursuant to the legislation in force in the Emirate.

### **Violations and Fines**

#### **Article (3)**

- a. Without prejudice to any stricter penalty stipulated in any other legislation, a person who commits any of the violations set out in Schedule (2) attached to this Resolution will be punished by the fine indicated opposite that violation.
- b. Upon repetition of the same violation within one (1) year from the date of the previous violation, the value of the fine referred to in paragraph (a) of this Article will be doubled, provided that the fine will not exceed one hundred thousand Dirhams (AED 100,000.00).
- c. In addition to the penalty of a fine referred to in paragraph (a) of this Article, the DTCM may take any of the following measures against a violator:
  1. warning;

2. suspending the Activity for a period not exceeding six (6) months; or
3. revoking the Licence.

#### **Payment of Fees and Fines**

##### **Article (4)**

The fees and fines collected pursuant to this Resolution will be paid to the Public Treasury of the Government of Dubai.

#### **Repeals**

##### **Article (5)**

Any provision in any other legislation will be repealed to the extent that it contradicts the provisions of this Resolution.

#### **Publication and Commencement**

##### **Article (6)**

This Resolution will be published in the Official Gazette and will come into force on the day on which it is published.

**Hamdan bin Mohammed bin Rashid Al Maktoum**

**Crown Prince of Dubai**

**Chairman of the Executive Council**

Issued in Dubai on 7 December 2014

Corresponding to 15 Safar 1436 A.H.

**Schedule (1)**  
**Fees for Licences and Services**

SN	Description	Fee (in Dirhams)
1	Issuing an initial approval for a new Licence or renewal of a Licence	100.00
2	Issuing a new Licence or renewal of a Licence	500.00
3	Variation of a Licence information	500.00
4	Issuing a no-objection certificate for the approval or change of a trade name of a Holiday Home	500.00
5	Request for revoking a Licence	500.00
6	Issuing a 'To Whom It May Concern' Certificate	100.00
7	Request for obtaining a copy of a document	50.00
8	Request for suspension of the Activity	2,000.00
9	Subscription to the e-Programme	1,500.00
10	Variation of the information of an approval to lease out Holiday Homes	50.00
11	Issuing, or renewal of, a permit to conduct the Activity in a Holiday Home	AED 300.00 per bedroom, up to AED 1,200 per Holiday Home each year
12	Request for inspection of a Holiday Home	AED 300.00 per Holiday Home
13	Request for re-inspection of a Holiday Home	AED 300.00 per Holiday Home
14	Request for re-opening a closed Holiday Home	200.00

15	Revoking a Holiday Home permit	50.00
16	Issuing a Holiday Home classification certificate	AED 50.00 per Holiday Home
17	Issuing a replacement for a lost or damaged Holiday Home classification certificate	50.00
18	Variation of the information of a Holiday Home classification certificate	50.00

**Schedule (2)**  
**Violations and Fines**

SN	Violation	Fine (in Dirhams)
1	Conducting the Activity without a Licence	5,000.00
2	Non-compliance with the Licence terms and requirements	500.00
3	Relocating the Establishment without notifying the DTCM	1,000.00
4	Failure to renew a Licence within the period prescribed by the DTCM	500.00
5	Failure to maintain the name board of the Establishment	500.00
6	Failure to display, in a prominent place in each Holiday Home, a notice board bearing the Licencee's information in Arabic and English and the Holiday Home classification category	300.00
7	Providing false or incorrect information or documents to the DTCM	5,000.00
8	Operating an Establishment in respect of which a suspension decision is issued by the DTCM	20,000.00
9	Failure to maintain a valid insurance policy throughout the term of Licence	2,000.00
10	Failure to respond to a complaint against the Establishment, which is referred to the Establishment by the DTCM	1,000.00
11	Disparity between the name of the Establishment on the name board and its name on the Licence	200.00
12	Failure to perform maintenance of the name board of the Establishment, or occurrence of any damage to the name board	200.00
13	One or more typographical errors in the name of the Establishment on the name board	200.00

14	Failure to provide the DTCM with the required data, information, documents, or statistics within the prescribed period	500.00
15	Failure to maintain the paper and electronic records that contain all information of Holiday Homes, failure to keep these records for the period prescribed by the DTCM, or failure to make them accessible to the DTCM employees	1,000.00
16	Failure to provide Guests with accurate and complete information about Holiday Homes and their classification categories	1,000.00
17	Failure to provide maintenance services for Holiday Homes on a regular basis	2,000.00
18	Charging Guests additional costs in return for providing electricity and water services	2,000.00
19	The Licensee acting as a commercial broker between Guests and entities that are not licensed by the DTCM to conduct the Activity	2,000.00
20	Failure to notify the DTCM of any variation of the Licensee's information	500.00
21	Obstructing the work of the DTCM employees, or failure to cooperate with them	10,000.00
22	Leasing out Holiday Homes without obtaining the prior approval of the DTCM	2,000.00
23	Conducting the Activity in Holiday Homes that are closed by order of the DTCM	3,000.00
24	Non-compliance with the terms of the Holiday Home permit prescribed by the DTCM	500.00
25	Failure to meet the primary classification criteria prescribed by the DTCM	500.00
26	Failure to meet the secondary classification criteria prescribed by the DTCM	200.00
27	Failure to lease out Holiday Homes as a whole, and instead leasing them out in part as separate rooms or bed spaces	500.00