



RENTING OUT PROPERTIES IN DUBAI

Curated by:

MALLIKA BOOBNA

Singapore Country Director, Marrfa

“How do you rent out your property in Dubai?”

Investors have two main options to consider: working with a real estate agent or partnering with a property management company. Each option offers unique benefits and suits different needs.

Here's a comparison to help you decide:

Aspect	Real Estate Agent	Property Management Company
Role	Act as an intermediary between landlords and tenants, focusing on marketing and leasing	Provides end-to-end property management, including tenant handling, maintenance, and compliance.
Services Offered	<ul style="list-style-type: none"> Lists property on online portals Markets property to potential tenants Facilitates lease agreements 	<ul style="list-style-type: none"> Handles tenant screening and lease agreements. Manages maintenance and repairs Collects rent and ensures legal compliance
Fees	Typically charges a commission (paid by tenant)	Charges a management fee, often a percentage of the rental income.
Involvement	Limited to finding tenants and facilitating the lease process.	Provides ongoing management, including tenant relations and property upkeep.
Best For	Landlords who prefer to manage the property themselves after securing tenants.	Landlords seeking a hands-off approach with comprehensive property management
Legalities	<ul style="list-style-type: none"> Must Comply with RERA regulations, including licensing and adherence to ethical standards Required to use Ejari contracts for tenancy agreements 	<ul style="list-style-type: none"> Governed by RERA guidelines for property management, including licensing and transparent service charges. Must draft clear management agreements outlining responsibilities and fees
Pros	<ul style="list-style-type: none"> Access to a wide range of tenants Expertise in marketing and leasing Saves landlords time in finding tenants 	<ul style="list-style-type: none"> Comprehensive management Reduces landlord stress and workload Ensures legal compliance and tenant screening
Cons	<ul style="list-style-type: none"> Limited involvement after tenant placement Commission fees may most likely be high 	<ul style="list-style-type: none"> Management fees reduce profitability Less control over day-to-day decisions.

*RERA (Real Estate Regulatory Agency)

Ejari is a rental contract registration system introduced by RERA. The word "Ejari" means "My Rent" in Arabic.

“How does long term rental work in Dubai?”

Long-term rentals in Dubai offer stability and legal protection, regulated by RERA and Ejari. They ensure clear rules for payments, maintenance, rent increases, and eviction.



Aspect	Details
Payment Terms	Tenants typically pay rent upfront for the entire year, divided into 1, 2, or up to 4 checks.
Service Charges	Landlords are responsible for paying monthly service charges to the developer for property upkeep.
Tenancy Contract	Must be registered with Ejari, ensuring the agreement is legally binding and compliant with RERA regulations.
Rent Increase Rules	Governed by RERA's Rental Index; landlords can only increase rent if it aligns with market rates and follows legal limits.
Security Deposit	Tenants provide a refundable deposit (usually 5% of annual rent), which covers damages beyond normal wear and tear.
Maintenance Responsibilities	Landlords handle major repairs and structural issues, while tenants are responsible for minor maintenance and keeping the property in good condition.
Eviction Rules	Landlords can only evict tenants under specific conditions, such as non-payment of rent or if the property is needed for personal use, with a 12-month notice.
Dispute Resolution	Rental disputes are handled by the RDSC, ensuring fair and timely resolutions.
Utilities Setup	Tenants must set up accounts with DEWA for electricity and water services.
Best For	Residents and expatriates seeking stable, long-term housing solutions with predictable costs.

*DEWA - Dubai Electricity and Water Authority

*RDSC - Rental Dispute Settlement Centre

*RERA (Real Estate Regulatory Agency)

*Ejari is a rental contract registration system introduced by RERA. The word "Ejari" means "My Rent" in Arabic.

How does Holiday Home Companies manage your property?

Holiday home rental companies in Dubai provide complete services to help investors maximize returns while ensuring compliance with UAE laws. From licensing to guest management, these companies handle every aspect of property management, making the process seamless for investors. Here's a detailed breakdown:

Aspect	Details
Licensing	Holiday home companies ensure properties are licensed with the DTCM to meet legal requirements for operation.
Compliance	They strictly follow UAE laws, including safety, quality, and noise regulations, ensuring all listings are accurate and compliant.
Interior Design	Companies enhance the property's appeal by providing professional design services aligned with investors' branding.
Cleaning Services	Thorough cleaning between guest stays ensures hygiene and a welcoming environment, with sanitizing and laundry services included.
Photography/Videography	Professional photoshoots and videos highlight the property's best features for marketing on popular rental platforms.
Marketing	Optimized listings and targeted strategies attract guests and improve bookings on platforms like Airbnb and Booking.com.
Guest Management	Handles bookings, check-ins, and guest support, providing a seamless experience and boosting satisfaction.
Maintenance	Regular upkeep and prompt emergency repairs keep the property in excellent condition for guests.
Revenue Optimization	Dynamic pricing ensures competitive rates and maximized occupancy during peak seasons.
Legal Protection	Drafts agreements and ensures full compliance with UAE rental laws, protecting both investors and guests.
Investor Dashboard	Holiday home companies provide a dedicated dashboard where investors can monitor bookings, earnings, maintenance updates, and guest feedback in real time.
Tourism Dirham Fee	Companies collect and remit the mandatory Tourism Dirham Fee to authorities for financial compliance.

*DTCM - Department of Tourism and Commerce Marketing

ranging from AED 7 to AED 20 per room, depending on the property's category and rating. It supports Dubai's tourism and marketing initiatives

What you need to know about Managing Holiday Homes in Dubai



Violations & Penalties for Holiday Homes in Dubai

Violation	Details	Penalty
Operating Without a License	Renting out a property without obtaining a valid holiday home permit from the DTCM.	Fines up to AED 5,000 per violation and potential suspension of operations.
Failure to Register Guests	Not registering guest details in the DTCM system within the required timeframe.	Fines ranging from AED 500 to AED 5,000, depending on the severity of the violations.
Sanitation and Hygiene Issues	Failing to meet DTCM's hygiene standards, including regular cleaning, pest control, and waste management.	Fines up to AED 2,000 and mandatory corrective action.
False or Misleading Listings	Providing inaccurate or misleading information about the property, such as amenities or location.	Fines up to AED 5,000 and removal of the listing from platforms like Airbnb.
Noise and Disturbance Complaints	Allowing guests to cause excessive noise or disturbances in residential areas.	Fines starting at AED 2,000 and potential suspension of the holiday home permit.
Non-Payment of Tourism Dirham Fee	Failing to collect or remit the mandatory Tourism Dirham Fee to the authorities.	Fines up to AED 5,000 and possible suspension of operations.
Overcrowding	Exceeding the maximum occupancy limit set by DTCM regulations.	Fines starting at AED 1,000 per additional guest and mandatory compliance checks.
Safety Violations	Not adhering to safety standards, such as fire alarms, extinguishers, and emergency exits.	Fines up to AED 10,000 and suspension until compliance is achieved.

*These penalties are based on the latest guidelines from the *Holiday Homes Regulation Guide 2020* and other recent updates from the DTCM

*DTCM - Department of Tourism and Commerce Marketing



Sanitation & Hygiene Guidelines for Holiday Homes in Dubai

Based on the latest guidelines from the Dubai Department of Economy and Tourism (DET) and Dubai Municipality, sanitation and hygiene policies for holiday homes emphasize the following key points:



Regular Cleaning

Disinfect high-touch areas like door handles, switches, and remotes after each guest. Sweep, mop, and vacuum all floors regularly.



Hand Sanitizers

Place hand sanitizers near entrances, in living areas, and inside bathrooms for guest use.



Trash Bins

Provide lidded trash bins in the kitchen, bathrooms, bedrooms, and living areas. Empty daily to avoid pests and odors.



Pest Control

Schedule regular pest control and dispose of trash promptly to maintain hygiene and prevent infestations.



Linen and Towels

Provide freshly laundered linens and towels for each stay, with extra sets for longer visits.



Bathroom Hygiene

Thoroughly disinfect sinks, showers, and toilets. Stock bathrooms with soap, toilet paper, and tissues.



Kitchen Hygiene

Clean countertops, sinks, and appliances regularly. Remove leftover items and wipe down the refrigerator.



Waste Management

Remove trash daily and use clearly labeled bins for recyclable and non-recyclable waste..



Guest Feedback Supplies

Offer disinfectant wipes or sprays to allow guests to clean as needed and enhance their satisfaction.

These policies align with the Holiday Homes Regulation Guide 2022 and the Technical Guidelines for Health and Safety issued by Dubai Municipality