

Ownership of Real Estate in Qatar by Foreigners



Law No. (16) of 2018 on the Regulation of Non-Qataris' Ownership and Usage of Real Estate

Non-Qataris are allowed to own and use real in the country, specifying the areas in which non-Qataris may own and benefit from real estate. It has also outlined conditions, controls, advantages and procedures for ownership and use in accordance with a decision issued by the Council of Ministers in this regard. The Foreign Real Estate Ownership Law provides that the right granted to a non-Qatari in long term leasehold real estate shall not expire upon death but shall be transferred to the deceased's heirs unless there is an agreement to the contrary between the parties.

Real Estate is defined under Article 1 of the Foreign Real Estate Ownership Law as land space, buildings, structures, residential units and detached units in residential complexes.

Decision of the Council of Ministers No. (28) of 2020 on Specifying the Areas in which Non-Qataris May Own & Use the Real Estate, and the Conditions, Controls, Benefits and Procedures for their Ownership & Use thereof

Non-Qatari ownership and use of the real estate shall be in the areas specified in the two Tables No. (1) and (2) attached to this Decision, and their boundaries are indicated in the organizational and cadastral maps attached to them.

Non-Qataris may own a detached unit in one of the residential complexes, and they may also own the detached units (offices and shops) in commercial complexes and malls in the areas other than those stipulated in the preceding paragraph, provided that no modification or change in the nature of the unit or its shape or its external appearance is made, taking into account the fulfillment of the other conditions mentioned in this Decision and Law No. (4) of 1985 referred to.

Owners of the real estate shall have right to dispose of it and lease it, and users of the real estate may dispose of its usufruct or lease it. If the real estate is a vacant land, then the owner shall complete the construction on it within four years from the date of registering the land in his name, otherwise the Committee shall have right to dispose of it, with compensation to the owner equivalent to its price at the time of its sale.



The non-Qatari use of the real estate shall be for a period not exceeding (99) years, which is renewable. Fees are determined for disposal of non-Qataris' right to utilize real estate and residential units in investment areas, referred to in the table below, as follows:

Fees	Value
Contract Waiver Sale	(1%) of Property Value
Unit Rental	(1%) of Lease Value
Ratification	One Hundred Riyals (100)

Applications for the real estate ownership, its use, or disposal thereof shall be submitted to the Department of Real Estate Registration at the Ministry of Justice, on the form prepared therefor. The Department of Real Estate Registration shall undertake to follow the registration procedures, in accordance with the legally prescribed provisions.

You can apply electronically via the link below from the Ministry of Justice website
<https://eservices.moj.gov.qa/MOJWebsite/ExternalInvestors.aspx?lang=ar>

In accordance with the provisions of Law No. (21) of 2015, the Minister may issue visas and grant residence permits without a recruiter, for the following categories:

Owners and beneficiaries of real estate and housing units in accordance with the law which regulates the ownership and beneficial enjoyment of non-Qataris of real estate and housing units.

The following conditions for the issuing of residence permits for the categories mentioned in the previous section shall be as follows:

The applicant shall provide the documents which support his/her request.

The applicant shall be of good conduct and reputation.

The residence period shall be for five years, renewable for one or several periods of a similar duration.

According to Ministry of Justice, they have provided two categories for non-Qatari buyers in real Estate:

First Category: In case of purchasing a real estate of the value of not less than (3,650,000) three million, six hundred and fifty thousand Riyals, the owner of the real estate shall get the privileges prescribed for holders of the permanent residency card (healthcare, education and investment), provided that the residence period thereof in the State shall not be less than (90) days a year, whether continuously or intermittently.

Second Category: In case of purchasing a real estate of the value of not less than (730,000) seven hundred and thirty thousand Riyals, the owner of the property from this category can obtain a residency permit without a sponsor needed, provided that the residence period thereof in the State shall not be less than (90) days a year, whether continuously or intermittently.

Remarkably, if a person owns one property with a value of QR 3,650,000 or several properties of the same value, he/she shall have the right in both cases to enjoy all the benefits provided for in Article 7, paragraph 2 of Cabinet Resolution No. 28 of the year 2020 on the regulation of non-Qatari ownership and use of real estate, including the privileges prescribed for holders of the permanent residency card, which includes the benefit of health care, education and investment in some economic activities.

The applicant's details, property details, buyer and seller details must be filled, and the following documents must be attached:

1. Real estate Developer Approval
2. Title deeds, if any
3. Present the price of the property to be purchased

The applicant's details, property details, buyer and seller details must be filled, and the following documents must be attached:

1. Period of residency in the State shall not be less than ninety days per year, whether continuously or intermittently
2. Value of the real estate or its usufruct shall not be less than (730,000) seven hundred and thirty thousand Riyals
3. If the value of the real estate or its usufruct is (3,650,000) three million, six hundred and fifty thousand Riyals or more the owner of the real estate or its user shall get the privileges prescribed for holders of the permanent residency card in healthcare, education and investment

Prices shall be specified according to the market value adopted in the Department of Real Estate Registration at the Ministry of Justice.

Table No. 1
The Areas of Non-Qataris' Real Estate Ownership

Area's Name	Area's No.
West Bay (Legtaifiya)	66
The Pearl	66
Al Khor Resort	74
Al Dafna (Administrative Area)	60
Al Dafna (Administrative Area)	61
Onaiza (Administrative Area)	63
Lusail	69
Al Kharaej	69
Jabal Thuaileb	69

Table No. 1
The Areas of Non-Qataris' Real Estate Use

Area's Name Area's No.

Musheireb 13

Fereej Abdul Aziz 14

Al Doha Al Jadeeda 15

Old Al Ghanim 15

Al Rufaa & Old Al Hitmi 17

Al Salata 18

Fereej Bin Mahmoud 22

Fereej Bin Mahmoud 23

Area's Name

Area's No.

Rwdat Al Khail 24

Al Mansoura & Fereej Bin Durham 25

Najma 26

Umm Ghuwailina 28

Al Khulaifat 28

Al sadd 38

Al Mirqab Al Jadeed & Fereej Al Nassr 39

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