

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

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**The Council of Ministers,**

After having perused the Constitution,

Law No. (14) of 1964 on the Real Estate Registration System, and the amending laws thereof,

Law No. (4) of 1985 on Regulating Buildings, and the amending laws thereof,

Law No. (21) of 2015 on Regulating Entry and Exit of the Expatriates and their Residency, and the amending laws thereof,

Law No. (10) of 2018 on Permanent Residency,

Law No. (16) of 2018 On the Regulation of Non-Qataris' Ownership and Use of Real Estate,

Emiri Decision No. (29) of 1996 on Decisions of the Council of Ministers that are Submitted to the Emir for Ratification and Issuance thereof,

Decision of the Council of Ministers No. (20) of 2004 on Conditions and Controls of Non-Qatari Ownership of the Real Estate and Housing Units,

Decision of the Council of Ministers No. (6) of 2006 on the Conditions and Procedures for Non-Qatari Use of the Real Estate and Housing Units,

Decision of the Minister of Municipal Affairs and Agriculture No. (75) of 2006 on Specifying Fees Prescribed for the Non-Qatari Usufruct of the Real Estate and Housing Units in Investment Areas, and

Proposal of the Committee for Regulation of Non-Qatari Ownership and Use of the Real Estate,

**Has decided the following:**

### **Article (1)**

In applying the provisions of this Decision, the following words shall have the meanings assigned to each of them, unless the context otherwise requires:

**The Minister:** Minister of Justice.

**The Committee:** Committee for Regulation of Non-Qatari Ownership and Use of the Real Estate provided for in Article (3) of Law No. (16) of 2018 referred to.

**The Real Estate:** Vacant land, buildings, installations, and housing units, and detached units in residential complexes.

### **Article (2)**

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.

### **Article (3)**

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.

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

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 Committee may extend the period stipulated in the preceding paragraph for a period not exceeding it if there are reasons justifying it.

The concerned person may raise grievance to the Minister against the committee's decision on disposal of the real estate and the compensation, within thirty days from the date of his knowledge of the decision by any means of notification.

The Minister shall decide on the grievance within thirty days from the date of its submission, and the lapse of such period without a response shall be considered an implicit rejection of the grievance. Decision of the Minister deciding on the grievance shall be final.

It shall not be permissible to dispose of the vacant lands except after completion of the construction thereon.

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

The non-Qatari use of the real estate shall be for a period not exceeding (99) years, which is renewable.

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

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.

### **Article (7)**

Granting of the residency permit to the owners and users of the real estate shall be in accordance with the provisions of Law No. (21) of 2015 referred to, and according to the following:

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, and 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.

### **Article (8)**

The permanent residency card holders' ownership and use of the real estate shall be according to the conditions, controls and procedures stipulated in this Decision.

### **Article (9)**

The non-Qatari to whom ownership of the real estate in areas other than those specified in Table No. (1) attached to this Decision is transferred by inheritance or will shall dispose of it to a Qatari person through any of the methods of disposal for transferring the ownership, within two years from the effective date of this Decision or the date of transferring the ownership to him, as the case may be. The period referred to may be extended for further similar period or periods, with approval of the Prime Minister.

If the period stipulated in the preceding paragraph expires without the heir or the legatee disposing of the real estate, the Committee shall have right to dispose of it in his favor with a fair compensation equivalent to the real estate market value at the time of the disposal. The concerned person may raise grievance against the committee's decision on disposal of the real estate or the compensation, according to the provision of Article (4) of this Decision.

As an exception to the provision of the preceding two paragraphs, a non-Qatari may retain ownership of one property of the real estate that has been transferred to him by inheritance or will, allocated for residence, in areas other than those specified in Table No. (1) attached to this Decision, provided that the area of the property is not more than (3000) three thousand square meters and his residence in the State is continuous.

#### **Article (10)**

Decisions of the Council of Ministers No. (20) of 2004 and No. (6) of 2006 referred to shall be repealed.

#### **Article (11)**

All competent authorities, each within its competence, shall implement this Decision. It shall come into force from the day following the date of its publication in the Official Gazette.

**Khalid bin Khalifa bin Abdulaziz Al Thani**  
**The Prime Minister**

**We ratify this Decision, and it shall be issued**  
**Tamim bin Hamad Al Thani**  
**Emir of the State of Qatar**