



Trench & Associates DMCC
Legal Consultants
Dubai

Transfer of Property at the Dubai Land Department (DLD) Pursuant to a DIFC Grant of Probate

It is good to safeguard your Property by making a Will, especially in the UAE, where in Sharia law applies.

- You can register a DIFC Will for non-Muslims. Please click [here](#) for more information for the registration of the DIFC Property Will;
- For further understanding regarding DIFC Wills, please click [here](#) for the Article

What will happen when the owner of the Property dies and have a DIFC Will?

The Property will be transferred to the Beneficiary as stated in the DIFC Will.

What are the documents required to transfer the Property after a DIFC Grant of Probate is obtained?

- o An original Court Order Issued the Dubai Execution Court endorsing the DIFC Grant of Probate. The court order should specify the percentage transferred to each of the beneficiaries and who will be representing them to process the transfer (i.e., the Executor or his/ her representative or Probate Practitioner).
- o Copies of passports of each of the Heirs if they are not in the UAE;
- o Power of Attorney from each of the Heirs and if they are not in the UAE, duly notarised, legalised and translated; and
- o Original Title deed of the Property.

Fees/Cost

- o Transfer fees of AED 3,120; plus
- o 0.125% of current market value of the property. The DLD will provide us the current market value (there is a minimum fee of AED 2,000).

**DLD fees are subject to change or are applied subject to DLD discretion.*

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