



SALE OF PROPERTY IN DUBAI

The Dubai Land Department (DLD) has announced the implementation of new regulations concerning Power of Attorney (POA) and Declaration Letters, **effective 1st July 2025**. Please review the key changes outlined below:

1. Notarised Declaration Letter

In cases where the purchase price has been fully settled prior to the property transfer date, a Declaration Letter will be accepted by the DLD only if supported by valid proof of payment.

Accepted forms of proof include:

- Bank transfers
- Manager's cheques

Please note: Payments made in cash or undocumented transactions will not be considered

2. Power of Attorney (POA)

- Manager's cheques for the purchase price must be issued in the name of the property owners listed on the title deed. Even if the POA explicitly authorizes the POA holder to receive payment, cheques cannot be issued in their name.
- If the POA is issued through the UAE Ministry of Justice, no confirmation call from the Trustee will be required.
- If the POA is issued outside the UAE, its validity is limited to one year from the date of legalisation.

Please ensure that all relevant transactions and documentation comply with these updated DLD requirements moving forward.

Trench & Associates DMCC (c)

17 June 2025