

Controls for Violation Rectification of Legal Provisions Regulating Relationship between Lessor and Lessee

Issued by the Real Estate General Authority's BOD Resolution No. (. . .), dated . . / . . / , based on the provision of paragraph (١) of Article (IX) of the Legal Provisions Regulating Relationship between Lessor and Lessee, issued under the Royal Decree No. (M/٧٣), dated . ٢ / . ٤١٤٤٧ AH.

Real Estate General Authority

(REGA)

(٢٠٢٥ Version)

First:

For the purpose of the application of these Controls, the following expressions shall be interpreted according to the meanings stated opposite the same.

- ١- **The REGA:** The Real Estate General Authority.
- ٢- **Legal Provisions:** The legal provisions for regulating the relationship between a lessor and a lessee under the Royal Decree No. (M/٧٣), dated ٢/٠٤/١٤٤٧ AH.
- ٣- **The Controls:** The Controls for Considering and Adjudicating upon Objections to Determined Total Rental Value of Vacant Real Estates.
- ٤- **vacant real estate:** A real estate that is not leased at the time of lodging an objection.
- ٥- **determined total rent:** A rent of real estate and any other amounts paid by a lessee to a lessor under the latest lease agreement for a vacant real estate.
- ٦- **“Ejar”:** The E-network for rent services, established under the Council of Ministers’ Resolution No. (١٣١), dated ٢/٠٤/١٤٣٥ AH

Second:

The REGA shall consider an objection to a determined total rent based on the legal provisions, according to the following:

- ١- **A petition shall be submitted by a tenant for the real estate, the subject of the petition.**
- ٢- **A petition for objection to a determined total rent shall be lodged via “Ejar” network.**
- ٣- **The REGA shall adjudicate upon the petition within (١٠) working days as of the date of its completion.**
- ٤- **A petitioner shall submit the complete additional documents required by the REGA within (١٠) working days as of notifying the petitioner of the same. A petition shall be closed if such period has elapsed without completing the petition.**
- ٥- **A petitioner shall be notified of a reasoned decision on supporting or dismissing the petition upon issuing the decision on “Ejar” network.**

Third:

An objection to a determined total rent shall be considered based on its reason. The required document shall be enclosed with the petition for objection, as stated in the Annex of Supporting Documents.

Fourth:

These Controls shall be applicable as of the date of being approved.

Annex of Supporting Documents Required for Considering Objections to Determined Total Rental Value of Vacant Real Estates.

	Reason for Objection	Supporting Documents
١	A vacant real estate being subject to construction renovations or material structural works.	١. Construction Renovation Permit ٢. A report issued by an approved engineering firm stating the construction works or the material structural renovations that have been carried out. ٣. A report from an approved real estate evaluator stating the fair total rental value after renovation works.
٢	The latest lease agreement for the real estate, concluded before ١/١/٢٠٢٤ AD.	١. A report from an approved real estate evaluator stating the fair total rental value on the date of issuing these Controls.