

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

Real Estate General Authority

(REGA)

(٢٠٢٥ Version)

First: For the purpose of the application of these Controls, the following words and expressions shall have the meanings stated before each, unless otherwise required by the context:

- ١- **The REGA:** The Real Estate General Authority.
- ٢- **Legal Provisions:** The legal provisions for regulating the relationship between a lessor and a lessee issued by the Royal Decree No. (M/٧٣), dated ٢٠٢٤/١٤٤٧ AH.
- ٣- **Violation:** Any act or failure to act that is deemed to be in violation of the provision of Article (II), (IV) or (VII) of the Legal Provisions, established under a resolution by the committee formed by the REGA for considering violations, in accordance with Article (٢٠) of the Real Estate Brokerage Law.
- ٤- **violation rectification:** A procedure required for removing or rectifying an impact of a violation within the period specified for rectification, which reinstates a condition in alignment with the Legal Provisions.

Second:

These Controls shall apply to every person who is established to commit a violation against the Legal Provisions.

Third:

A violator shall rectify a violation within the period determined by the resolution of the Committee formed in the REGA for considering violations, not later than (١٠) working days.as of the date of serving the violation resolution.

Fourth:

A violator shall rectify the violation in accordance with the following:

S.	Violation	Violation Rectification Process
١	A lessor increases the total rental value of a real estate in Riyadh City.	To correct the total rental value in conformity with the Legal Provisions within the period determined under the Committee's resolution.
٢	The total rental value of a Riyadh-based real estate is increased to be greater than the rental value stated in the lease agreement.	To correct the total rental value in conformity with the Legal Provisions within the period determined under the Committee's resolution.
٣	A lessor fails to apply for registering the lease agreement	To register the lease agreement on Ejar network for rental services.

S.	Violation	Violation Rectification Process
	on Ejar network for rental services.	
٥	A Riyadh-based lessor refrains from renewing a lease agreement and obliges a lessee to vacate a real estate in cases other than the cases stated in the Provisions.	To renew a lease agreement if a lessee desires to renew the same.

Fifth:

If the violation rectification period has lapsed while a violator fails to rectify a violation, the REGA may modify the total rental value or renew the lease agreement - as the case may be - in accordance with the Legal Provisions.

Sixth:

If impossible to rectify a violation because a lessor has rented a real estate to another lessee - who is good-intentioned - in violation of the Legal Provisions, while the former lessee still desires to renew the lease agreement for the same real estate, the parties shall be directed to have recourse to the competent Court for adjudicating upon such conflict.

Seventh:

The application of these Controls shall not prejudice the aggrieved party's right to file a claim for compensation against a perpetrator with the competent Court.

Eighth:

These Controls shall be applicable as of the date of being approved and published by the REGA.