

**The Law Of Non- Saudis Proprietorship And Investment of Real Estate
Umm Al- Qura issued No.3806 on 5/1421H corresponding to 11/9/2000**

**Issued by the Royal decree No. 15 dated 17/4/1421H
The decision of Shura Council No. 2/3 dated 11/3/1421H
Decision of the Council of Ministers No. 89 dated 8/4/1421H**

Article (1)

a- Non Saudi investor of natural or corporate capacity licensed to practice any economic vocational or professional activity may appropriate estate necessary for practicing such activity, including the estate necessary for his domicile and the domicile of his employees after with the consent of the authority which issued the license. The indicated estate may also be leased subject to the provisions of article (5) of this law.

b- If the mentioned license includes purchasing of buildings or lands for to erect buildings thereon and invested through sale or lease, the total cost of the project, including the cost of land and the cost of building, shall not be less than thirty million Saudi Riyals, and the Council of Ministers may modify such amount. The said estate shall be invested within five years of its proprietorship.

Article (2)

Non- Saudi persons of the natural capacity who legally reside in the Kingdom shall, after authorized by the Ministry of Interior, be permitted to appropriate estate for their own domicile.

Article (3)

Foreign accredited representations in the Kingdom may—on the basis of reciprocity—own the official headquarters, and place of residence of its head within the limits necessitated by agreement governed by, ownership of official headquarters, provided that an authorization (license) from the Minister of foreign affairs shall be obtained.

Article (4)

Proprietion of estate for private domicile may, by the agreement of the Prime Minister, be permitted in cases other than those mentioned above.

Article (5)

No any other Saudi person may, through a way other than the inheritance, may obtain the right of proprietorship, leasement or the usufruct on an estate located within the boundaries of Makkah and Al Medinah cities, the right of proprietorship if accompanied by the endowment of the owned estate according to the Islamic Sharia rules to the specific Saudi authority, shall be exempted from such provision provided that endowment Council shall have the right to supervise the endowed estate. However, a non Saudi Muslim may lease the estate within the boundaries of Makkah

and Al Madina cities for a period not exceeding two years renewable for similar period or periods.

Article (6)

Notary public or any other competent authority shall be prohibited to authenticate any act contradicting the provisions of this law.

Article (7)

The enforcement of the provisions of this law shall not prejudice the following:-

a- Rights of Proprietorship accrued to non Saudi nationals by virtue of the previous law, the provisions of this law shall be put into effect after enforcement thereof upon the assignment (transference)of the proprietorship of the estate.

b- Privileges included in the rules regulating the possession of estate by the citizens of the Arab Gulf Cooperative Council.

c- Acquiring the right of propriety or any other right in then on other estate through the inheritance.

d- Laws and the Decisions of the Council of Ministers and the High order prohibiting the proprietorship in some locations.

Article (8)

a- This law shall replace the law of the non Saudi Person Possession of the estate in the Kingdom of Saudi Arabia issued by the Royal decree No. 22 dated 12/7/1390H.

b- This law shall be published in the official Gazette and shall come into force after ninety days of its publication.