

Global Immigration alert

May 2026

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United Arab Emirates

Dubai updates eligibility criteria for two-year property investor residence visa

Executive summary

On 29 April 2026, Dubai revised the eligibility conditions for its two-year property-linked residence visa for investors, as per press reports.

The revised framework removes the minimum property value requirement for sole property owners and relaxes eligibility conditions for jointly owned properties, potentially broadening access to the two-year residence visa for qualifying property investors in Dubai.

Background

Dubai offers a renewable two-year residence visa to eligible foreign nationals who own freehold residential property in the emirate. The residence permit is processed through the Dubai Land Department (DLD) and issued by the General Directorate of Residency and Foreigners Affairs - Dubai (GDRFA Dubai).

Under the previous rules, applicants were required to own a freehold residential property in Dubai with a minimum value of AED750,000 to qualify for the two-year property investor residence visa.

Key developments

Under the revised eligibility conditions, the following changes apply:

- Sole property ownership:
 - The minimum property value requirement has been removed.
 - The applicant must be the sole owner of the property.
- Joint property ownership:
 - Where a property is jointly owned, each investor must hold a minimum ownership share valued at AED400,000.
 - This applies even where ownership is split equally.

The revised eligibility conditions are reflected on the [DLD-Cube Centre website](#).

Application documentation and conditions

Applicants who seek the two-year property-linked residence visa are generally required to submit the following:

- Title deed for a freehold property located in Dubai or an Oqood certificate where a final title deed has not yet been issued (including off-plan or under-construction properties)
- Valid passport copy (minimum six months' validity at the time of application submission)
- Emirates ID (where applicable)
- Personal photograph in line with Identity, Citizenship, Customs and Port Security (ICP) specifications
- Valid UAE health insurance
- Certificate of good conduct issued by the Dubai Police
- Applicants who are nationals of Iran, Pakistan, Iraq, Libya or Afghanistan are required to present their national identity card

Where applicable, additional documents may be required depending on the property status:

- Where the property is mortgaged, a no objection certificate (NOC) from the bank is required.
- Properties do not need to be fully completed to qualify for the two-year property investor residence visa. Where construction has been completed, applicants may proceed with the application upon issuance of the final title deed or Oqood certificate.
- Where the property is under construction or off-plan and a final title deed has not yet been issued, applicants are required to submit the initial contract of sale (i.e., Oqood certificate) and a statement of account (SOA) from the developer, as applicable.

The applicant's name as reflected on the property title deed or Oqood certificate and all application documents must exactly match the name shown on the passport.

Additional requirements may apply depending on applicants' nationality, and as per the discretion of the UAE DLD and immigration authorities.

Eligible investors may sponsor family members, subject to standard residence visa conditions being met.

Processing timeline

Upon submission of an application, the residence visa is typically issued within 10 to 15 working days, depending on approval from the relevant authorities.

Key steps

EY will continue to monitor these developments. Should you have any questions, we encourage you to contact one of our immigration professionals.

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EYG no. 003362-26Gbl

2101-3682263
ED None

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