Why You Need Ejari for a Dubai Mainland License (Office Requirements)

Summary:
Ejari is the system used to register tenancy contracts in Dubai. The Dubai Land Department provides Ejari registration through its website, Dubai REST and authorised Real Estate Services Trustee Centres. Once registered, an e-Contract Registration Certificate is issued.

For businesses, the importance of Ejari is closely connected to the premises from which the company operates. The exact office requirement depends on the business activity, licensing authority and applicable rules. A company should therefore confirm its premises requirements before signing a lease.

Overview:
For entrepreneurs planning [mainland company formation Dubai](), the office is more than a physical address. Depending on the activity, the business may need suitable commercial premises that meet the applicable licensing and regulatory requirements.

Ejari does not itself constitute a business licence. Instead, it is the official registration of the tenancy relationship for a property in Dubai. The Dubai Land Department's current service allows tenancy contracts to be registered or renewed and provides an e-Contract Registration Certificate after completion.

Understanding this distinction is important. A business may have a trade licence, but its premises documentation is a separate matter. Likewise, registering an Ejari does not automatically authorise a business activity that requires a specific commercial licence or additional approval.

Quick Answer

For a Dubai mainland business operating from leased commercial premises, Ejari provides official registration of the tenancy contract and helps document the company's office arrangement, while the specific office requirement depends on the licensed activity and applicable regulations.

What Is Ejari in Dubai?

Ejari is Dubai's official system for registering tenancy contracts.

The system is administered by the Dubai Land Department and allows tenancy contracts to be registered and renewed through approved channels. Current channels include the DLD website, Dubai REST and Real Estate Services Trustee Centres.

The purpose is to create an official record of the rental relationship between the landlord and tenant.

For a business, the tenancy contract identifies the leased premises and the parties to the agreement. The unified Ejari contract contains information relating to the landlord, tenant, property and licensing details.

This makes proper tenancy documentation particularly relevant when a company is establishing an office in Dubai.

Why Is Ejari Important for a Mainland Business?

A mainland company may need commercial premises that correspond with its licensed activity.

The business owner therefore needs to consider both the licence and the premises.

For example, a professional consultancy, trading company, retail business and industrial operation may have different requirements for where and how the business can operate.

An appropriately documented lease helps establish the company's premises, while Ejari provides official registration of that tenancy.

For entrepreneurs planning mainland company formation Dubai, this means the office should not be treated as an afterthought. The premises should be considered alongside the business activity and licensing structure.

Does Every Dubai Mainland Licence Require an Ejari?

The answer depends on the activity, legal structure and applicable licensing requirements.

It would be inaccurate to assume that every licence has exactly the same office requirement.

Some businesses may require dedicated commercial premises, while particular licensing arrangements may have different premises or documentation requirements.

The correct approach is to confirm the office requirement for the exact business activity before entering into a lease.

This is especially important because signing a long-term commercial lease before confirming the licensing requirements can create unnecessary costs if the property does not meet the relevant conditions.

How Ejari Connects to Your Commercial Office

The relationship can be understood in three stages.

First, the business identifies premises suitable for its proposed activity.

Second, the landlord and tenant execute the tenancy contract.

Third, the tenancy is registered through the appropriate Ejari process.

The Dubai Land Department currently states that a unified tenancy contract is used for registration and that the registration process results in an e-Contract Registration Certificate.

This creates an official record of the tenancy rather than leaving the commercial lease as a private agreement between the parties.

Office Requirements for a Dubai Mainland Company

Commercial Use of the Premises

One of the first issues to check is whether the premises are suitable for the intended commercial activity.

A company should not assume that any rented property can be used for any business purpose.

The permitted use of the premises and the nature of the licensed activity should be compatible with the applicable requirements.

This is particularly important for businesses that involve customers visiting the premises, storage, food operations, manufacturing, healthcare or other specialised activities.

Location and Property Suitability

The location of the office can also matter.

The entrepreneur should check whether the selected property is appropriate for the intended activity and whether any additional permissions are necessary.

For example, a business requiring customer access, specialised facilities or specific technical arrangements may have requirements beyond simply having a rental contract.

Office Size and Activity Requirements

Office size should be considered according to the business activity and applicable licensing rules.

A company should not select an office solely because it is inexpensive.

The premises may need to support the company's operational requirements, employee capacity and any relevant regulatory conditions.

Before signing a tenancy contract, it is sensible to confirm whether the proposed premises are acceptable for the intended licence.

What Documents Are Needed for Ejari Registration?

The exact requirements can vary depending on the registration channel and circumstances.

The Dubai Land Department currently states that registration through the Dubai REST app requires a copy of the unified tenancy contract. Registration through a Real Estate Services Trustee Centre requires the original unified tenancy contract and presentation of the applicant's Emirates ID, with an official power of attorney required where applicable.

For a company, the tenancy and licensing information should be accurately prepared because discrepancies can create delays or require corrections.

It is therefore important to check the spelling of the tenant name, property details, contract dates and other information before submission.

How to Register Ejari for a Commercial Office

Step 1: Select Suitable Commercial Premises

Start by identifying an office that is suitable for the intended business activity.

Do not select the property based only on rent. Check whether the premises can support the proposed licence and business operations.

Step 2: Sign the Tenancy Contract

The landlord and tenant complete the applicable unified tenancy contract.

The Dubai Land Department provides an official unified Ejari tenancy contract template.

Step 3: Submit the Ejari Registration

The tenancy can be registered through an approved channel.

The DLD currently lists the Dubai REST application, its Ejari system and Real Estate Services Trustee Centres among the available channels.

Step 4: Verification and Approval

The submitted information is reviewed through the applicable system.

Once the registration is approved, the registered tenancy documentation is issued.

Step 5: Keep the Certificate With Your Business Records

The resulting e-Contract Registration Certificate should be retained with the company's important corporate and premises documentation.

Keeping current tenancy records can also make future renewals and administrative processes easier.

How Much Does Ejari Registration Cost?

The Dubai Land Department currently lists the following fees for registering a tenancy contract through its website or Dubai REST:

- AED 100 registration fee.
- AED 10 knowledge fee.
- AED 10 innovation fee.
- AED 55 + VAT service partner fee where applicable through the online route.

The DLD currently states a total of AED 177.75 for the online route. At Real Estate Services Trustee Centres, the listed total is AED 220, including the applicable service partner fee and VAT.

These figures relate to Ejari registration itself and do not represent the cost of renting a commercial office, obtaining a mainland trade licence or paying other business setup expenses.

Important Disclaimer

The cost prices stated above are baseline estimates based on currently published service information and are subject to market fluctuations, supplier changes, government fee revisions and variable logistics fees. Commercial rent, office service charges, business licensing fees and other setup expenses can vary significantly according to the property, activity and licensing requirements. Contact Takween Advisory for the latest and most accurate prices applicable to your business setup.

What Happens If Your Ejari Is Not Properly Registered?

An incorrectly documented tenancy can create administrative complications.

For example, the tenant name may not correspond correctly with the company information, the property details may be incorrect, or the tenancy may not be suitable for the intended business use.

These issues can become more problematic when the business needs to renew its licence, change premises, update company information or complete other government procedures.

This is why entrepreneurs should verify their tenancy information before completing registration.

Can You Use a Residential Property for a Mainland Business?

This depends on the activity and applicable regulations.

A residential tenancy should not automatically be treated as an acceptable commercial office simply because an Ejari can be registered.

The property use, business activity, licensing requirements and relevant approvals must all be considered.

If the proposed company requires a commercial office, the entrepreneur should confirm the suitability of the premises before signing the lease.

Does Ejari Prove That You Own the Office?

No.

Ejari documents the tenancy relationship. It does not transfer ownership of the property.

The landlord remains the property owner, while the company or individual named as tenant has the contractual right to occupy the premises under the registered tenancy.

This distinction is important when preparing company and property documentation.

Can a Tenant Register Ejari?

Yes, under the applicable process and with the landlord's involvement or approval.

The Dubai Land Department states that a tenant can initiate an Ejari registration through Dubai REST, but landlord approval is required for the process to be completed.

This means both sides should ensure that their information and documentation are accurate before submitting the registration.

What If the Landlord Does Not Approve the Ejari?

The DLD's current Ejari guidance states that when a tenant initiates registration through the Dubai REST application, landlord approval is required. Its campaign guidance states that if the landlord does not approve within five days, the request is automatically cancelled.

If this happens, the tenant should contact the landlord or property management company and determine whether the tenancy details need to be corrected or whether another approval step is required.

Ejari Renewal and Mainland Licence Renewal

Businesses should monitor both their tenancy expiry and trade licence expiry dates.

An expired or outdated office arrangement can create administrative complications when the company needs to maintain its premises documentation.

The DLD provides a service for registering and renewing tenancy contracts, and the same official channels can be used for these processes.

A practical approach is to review the tenancy and licence renewal dates well in advance rather than waiting until the last moment.

Common Ejari Mistakes Made by New Businesses

Choosing an Office Before Confirming the Activity

The business activity should be confirmed first. An office that looks suitable may not satisfy the requirements applicable to the intended activity.

Entering Incorrect Company Information

Small discrepancies in names, licence details or tenancy information can create unnecessary administrative work.

Assuming Ejari Is the Business Licence

Ejari is a tenancy registration system. It does not replace the requirement to obtain the appropriate business licence.

Ignoring Renewal Dates

The company should track its tenancy and licensing dates separately and ensure both remain current.

Selecting a Property Solely on Price

The lowest rent may not result in the lowest overall business cost if the property requires additional modifications, approvals or does not suit the company's licensing needs.

Why Office Planning Matters in Mainland Company Formation

For entrepreneurs considering mainland company formation Dubai, office planning should happen early in the setup process.

The business activity determines the licensing requirements, while the premises must support the company's actual operations.

A properly selected office can provide a stable base for employees, customers and business administration. It can also reduce the risk of needing to relocate because the original premises were unsuitable.

The right office strategy therefore involves more than comparing rental prices. It involves checking suitability, tenancy documentation, Ejari registration and the company's longer-term operational needs.

How Takween Advisory Can Help

Takween Advisory can help entrepreneurs understand the office and documentation requirements associated with establishing a mainland business in Dubai.

The process can involve several interconnected decisions, including business activity selection, licensing, premises, tenancy documentation and government procedures.

By reviewing the proposed business model before the entrepreneur commits to an office, Takween Advisory can help identify the documentation and setup requirements that should be considered.

This can be particularly useful for entrepreneurs establishing their first Dubai company or international investors unfamiliar with local administrative procedures.

Mainland Company Formation Dubai: Planning the Office Correctly

A successful company setup should begin with the business activity rather than the office.

Once the activity is clear, the entrepreneur can determine the appropriate licence and identify premises that support the company's operations.

The tenancy contract should then be prepared accurately and registered through the applicable Ejari process.

This sequence can help reduce the possibility of signing a lease that later proves unsuitable for the intended business structure.

For businesses planning mainland company formation Dubai, early office planning can therefore make the wider setup process more organised and predictable.

Key Takeaways

Ejari is Dubai's official tenancy contract registration system and is administered by the Dubai Land Department.

For a mainland business operating from leased commercial premises, the tenancy arrangement and its official registration are important parts of maintaining proper premises documentation.

The most important points to remember are:

- Confirm the business activity before choosing an office.
- Check whether the premises are suitable for the intended licence.
- Ensure the tenancy contract contains accurate information.
- Register the tenancy through an approved Ejari channel.
- Keep the Ejari certificate with the company's records.
- Track both tenancy and trade licence renewal dates.
- Confirm current requirements before signing a long-term commercial lease.

Ejari should not be viewed as a substitute for a mainland business licence. Instead, it forms part of the documentation surrounding the company's commercial premises.

With proper planning and professional guidance, entrepreneurs can approach their office and licensing requirements with greater clarity.

Frequently Asked Questions

What is Ejari in Dubai?

Ejari is Dubai's official system for registering tenancy contracts. It is administered by the Dubai Land Department and provides an official record of the registered tenancy.

Is Ejari mandatory for a Dubai mainland company?

The requirement depends on the business activity and applicable licensing rules. Businesses requiring commercial premises should ensure their tenancy is properly documented and registered through the applicable Ejari process.

Does Ejari give me a Dubai trade licence?

No. Ejari registers the tenancy contract. A separate business licence is required for conducting the relevant commercial activity.

How much does Ejari cost in Dubai?

The Dubai Land Department currently lists an online registration total of AED 177.75, including the stated registration, knowledge, innovation and service partner charges. Trustee Centre registration is currently listed at AED 220.

Can a tenant register Ejari?

Yes. A tenant can initiate the registration process through the Dubai REST application, but landlord approval is required for completion.

What documents are required for Ejari?

For registration through the Dubai REST application, the DLD currently lists a copy of the unified tenancy contract. Trustee Centre registration requires the original unified tenancy contract and the applicant's Emirates ID, with power of attorney documentation where applicable.

Can I use a residential Ejari for a commercial business?

Not automatically. The suitability of premises depends on the business activity, property use and applicable licensing and regulatory requirements. A business should confirm the requirements before using a residential property for commercial purposes.

Does Ejari need to be renewed?

Yes. Tenancy contracts can be renewed through the applicable Ejari channels. Businesses should monitor the tenancy expiry date and complete renewal when required.

Can I change my office after obtaining a mainland licence?

A business can generally change its premises subject to the applicable licensing and tenancy procedures. The new tenancy should be properly documented and registered, and the company's licensing records should be updated where required.

Why is Ejari important for mainland company formation Dubai?

Ejari provides official registration of the company's tenancy arrangement. When a mainland business requires commercial premises, maintaining accurate tenancy documentation helps keep the office arrangement properly recorded and supports the company's administrative compliance.

Can Takween Advisory help with Ejari and office requirements?

Takween Advisory can assist entrepreneurs in understanding the office, tenancy and business setup requirements relevant to their proposed Dubai company. The exact process depends on the business activity, premises and applicable authority requirements.