LIVE, WORK & INVEST IN DUBAI · 30 JULY 2026 · 12 MIN READ

Accommodation in Dubai: from short stay to a protected tenancy

Choose flexibility first, then verify the property, contracting authority, tenancy terms, Ejari, utilities and the full cost of occupancy.

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> Temporary accommodation can reduce pressure while residence, employment and school decisions settle. A long-term tenancy should follow a physical inspection, contract review and verification of the property and the person entitled to lease it.

Dubai Land Department's Ejari system records tenancy contracts. DLD identifies official service channels, including Dubai REST and authorised trustee or business channels. Use official processes and retain the registration record.

Key facts

OFFICIAL REGISTRATION	Ejari is Dubai's tenancy-registration system.
UTILITY CONNECTION	DEWA integrates eligible move-in processing with Ejari data.
BEST PROTECTION	Verify authority, contract and payment destination before transferring funds.

Use temporary housing strategically

Choose a legal, reputable stay with a documented price, cancellation terms, included utilities and clear check-in. Confirm exact location, access, parking, work space, kitchen and laundry if the stay will extend beyond a holiday.

Temporary flexibility gives time to test neighbourhoods and peak-hour travel. Avoid paying a large non-refundable amount to an unknown party. Verify the platform, operator and payment destination independently.

Verify before paying a long-term deposit

Confirm the unit, owner and any authorised representative. Inspect the actual property and compare identification, parking, fixtures and agreed terms with the contract. Be cautious if access is refused, documents conflict or payment is requested to an unrelated account.

Read rent schedule, deposit, maintenance responsibility, renewal, notice, subletting, occupancy, pets, cooling, parking and inventory provisions. A verbal promise should be added to the signed agreement if it is important.

Register and connect the home

Complete Ejari through the current official process. DLD explains that tenant requests through Dubai REST may require landlord approval. After eligible Ejari issuance, DEWA’s integrated move-in process can create the utility account and send deposit and payment information.

Check internet availability at the exact unit, cooling arrangements and any building move-in permit. Budget deposits, activation, furnishing, moving and cleaning. Save meter readings and access-card details.

Create a defensible handover file

Photograph every room, appliance, surface, meter and existing defect with dates. Send the condition record promptly through an agreed channel and keep acknowledgement. Record keys, cards, parking and inventory.

During the tenancy, report maintenance in writing and keep invoices or approvals. Before move-out, review notice and restoration obligations, arrange inspections and obtain utility and access clearances required by the contract.

Practical checklist

- Test the area with a short stay
- Inspect the actual unit
- Verify owner or authority
- Read all payment and maintenance terms
- Complete Ejari and utility steps
- Document condition and inventory

Official sources

SOURCE CHECK Official UAE government references. Links verified 4 August 2026.

1. **DLD Ejari services**
2. **Dubai Land Department FAQ**
3. **DEWA move-in service**
4. **Dubai Government: Housing**

Online edition: **https://iraaglobal.com/insights/dubai-accommodation/**

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Browse tax, accounting, governance and business guidance.

Corporate Tax & VAT

Review IRAA Global tax and compliance capabilities.

Book a consult

Discuss the priorities evidence relevant to business.

Tax-readiness quick check

1. Confirm the responsible legal entity and registration position.
2. Reconcile the accounts, tax adjustments and supporting evidence.
3. Document ownership, review and approval before filing.

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Insight beyond numbers.

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