

# LEGAL FRAMEWORK FOR OWNERSHIP OF LAND IN LEBANON



Foreign ownership in Lebanon is governed by Legislative Decree Number 11614 dated 4 January 1969 and its subsequent amendments notably Law No. 296/2001.

The ownership of real estate properties in Lebanon by foreigners<sup>1</sup> is governed by the following principles:

#### **A. What are the Rules Regulating Foreign Ownership of Land?**

1. A foreign person/individual or Lebanese entity deemed as foreign<sup>2</sup> can own up to 3,000 square meters of land in the aggregate (including built property) without prior permit or authorization. Spouses and minor descendants are considered as one individual.
2. The acquisition of property above 3,000 square meters requires approval by the Council of Ministers which issues a decree in that regard.
3. For foreigners wishing to purchase a real estate property, a period of 1 year is granted to purchase and register the property, after which the license is cancelled.
4. For foreigners aiming to build a property, the project/building should be completed within a 5 year renewable period.

#### **B. What are the Territorial Limitations?**

Real Estate properties owned by foreigner cannot exceed the following limits:

1. 3% of the total surface of the Lebanese territory
2. 3% of the total surface of a particular Caza
3. Within Beirut 10% of its total surface

The above mentioned limitation apply to the whole surface and not the constructible area, which means that the mentioned limitations are more elevated if we take into consideration the area considered to be suited for construction.

#### **C. What are the Registration Fees?**

1. 5.8% Fee of the value of the real estate
2. Financial Stamp Fee of 0.3%
3. Notary Public Fee of 0.1%
4. Municipal Charge of 0.25%

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<sup>1</sup> An individual who does not hold the Lebanese nationality is considered a foreigner. A entity / corporation which is established outside Lebanon is considered as foreign

<sup>2</sup> A Lebanese company is considered foreign when the majority of capital shares is owned by foreign physical persons or moral entities or 100% owned Lebanese companies which bylaws allows the cession of shares to non-Lebanese moral or physical persons