



**Royal Decree
No. 29/2018
Issuing Law on the Prohibition of Non-Omanis' Ownership
of Lands and Real States in Certain Areas**

We are Qaboos bin Said, Sultan of Oman

Having perused the statutes of the State promulgated by Royal Decree No. 101/96,
And the Land Law promulgated by Royal Decree No. 5/80,
And Royal Decree No. 5/81, to Organize Usufruct over the Sultanate's Lands,
And Government Lands Entitlement System issued by Royal Decree. No. 81/84,
And Royal Decree. No.21/2004 Regulating Ownership of Real Estate by GCC Citizens in the Member States,
And Royal Decree. No. 12/2006 to Promulgate the Act of Real Estate Ownership of Non-Omanis in the Integrated Tourism Complexes,
And the Omani Nationality Law issued by Royal Decree No. 38/2014,
And in Pursuance of the Public Interest,

Decreed as follows:

Article 1:

The provisions of the law attached to this Decree shall apply in the event of ban on non-Omanis' ownership of lands and real estates in certain areas.

Article 2:

The Minister of Housing shall issue the regulations and decisions to execute the provisions of the attached Law after coordination with the concerned authorities. Until the Executive Regulation is issued, the current regulations and decisions shall remain into force in so far as they would not contradict the provisions of the present law.

Article 3:

All that contravenes with this law or contradicts with its provisions shall be canceled.

Article 4:

This Decree shall be published in the Official Gazette, and shall be effective from the day following the date of its publication.

**Issued on: 3rd Rabi' al Awwal 1440 AH
Corresponding to: 11th November 2018 AD**

**Qaboos bin Said
Sultan of Oman**



Law on the Prohibition of Non-Omanis' Ownership of Lands and Real States in Certain Areas

Article 1

Without prejudice to the Act of Non-Omanis Ownership of Real Estate in the Integrated Tourist Complexes referred to, non-Omanis are prohibited from owning lands and properties of all different uses in the following areas:

1. The Governorates of: (Dhofar-except Wilayat of Salalah, Musandam, Al Buraimi, Al Dahira, and Al Wusta).
2. The Wilayats of Liwa, Shinas and Masairah.
3. Al Jabal Al Akhdar, Jabal Shams and other strategic mountains determined by competent authorities.
4. Islands.
5. Sites close to the palaces, security and military authorities determined by the competent authorities.
6. Ancient and heritage quarters, determined by the competent authorities.

Article 2

Without prejudice to the provisions of Article (1) of this Law, non-Omanis shall be prohibited- on applying its provisions- from owning lands and real estates allocated for agricultural use in all governorates of the Sultanate.

Article 3

A person who has lost Omani nationality, or has been deprived of it, or it was withdrawn from him/her, shall dispose of the unoccupied land granted to him/her by the State that is located in the areas listed in Article (1) of this Law, by transferring the ownership to an Omani person by any means of

disposal legally determined for ownership transfer, within two (2) years from the date of the loss, deprivation or withdrawal of Omani citizenship which may be extended for one year only upon approval by the Minister of Housing in coordination with the competent authorities.

If the property is not disposed of during that period, the Ministry of Housing shall retrieve the unoccupied land and refund the granting fees.



Article 4

A person who has lost Omani nationality, or has been deprived of it, or it was withdrawn from him/her, shall dispose of the occupied land granted to him/her by the State that is located in the areas listed in Article (1) of this Law by transferring the ownership to an Omani person by any means of disposal legally determined for ownership transfer, within two (2) years from the date of the loss, deprivation or withdrawal of Omani citizenship, which may be extended for one year only upon approval of the Minister of Housing in coordination with the competent authorities.

If the property is not disposed of during that period, the judiciary shall order compulsory sale of the land and the occupations thereon to Omani persons, based on a request by the Minister of Housing and in accordance with the Civil and Commercial Procedure Law, and the sale price shall return to the owner.

Article 5

Non-Omani persons shall dispose the lands and properties located in the areas indicated in Article (1) of this Law, as well as the lands and properties indicated in Article (2) of this Law and transfer the ownership to an Omani person by any means of disposal legally determined for ownership transfer, within two (2) years from the date of loss of the right of owners

th the provisions of this Law, which may be extended for one year only upon approval of the Minister of Housing in coordination with the competent authorities.

If the property is not disposed of during that period, the judiciary shall order compulsory sale of the land and the occupations thereon to Omani persons, based on a request by the Minister of Housing and in accordance with the Civil and Commercial Procedure Law, and the sale price shall return to the owner.

Article 6

A non-Omani shall dispose of lands and real estates located in the areas indicated in Article (1) of this Law as well as lands and real estates indicated in Article (2) of this Law, which were transferred to his/her ownership through inheritance, will or donation, to an Omani person in any means of disposal legally determined for ownership transfer, within two (2) years from the date of ownership transfer, which may be extended for one year only upon approval of the Minister of Housing in coordination with the competent authorities.

If the heir, legatee, or recipient of donation fails to dispose of the land and properties during that period, the judiciary shall order compulsory sale of them to Omani persons, based on a request by the Minister of Housing and in accordance with the Civil and Commercial Procedure Law, and the sale price shall return to the heir, legatee or recipient of donation.



Article 7

The regulation of usufruct contracting or leasing of lands and properties located in the areas indicated in Article (1) of this Law, as well as the lands and properties indicated in Article (2) of this Law in the case of loss,

deprivation or withdrawal of Omani citizenship shall be according to the Controls issued by the Minister of Housing in coordination with the competent authorities.

Those Controls shall also govern the usufruct or lease contracts of lands and properties located in the places indicated in Article (1) of this Law, as well as lands and properties indicated in Article (2) of this law that are subject to usufruct or lease contracts with non-Omanis.

Article 8

The persons addressed by the provisions of this Law shall comply with these provisions within a period of two (2) years from its effective date, which may be extended for one year only upon approval of the Minister of Housing in coordination with the competent authorities.

Article 9

Any act that contravenes with provisions of this Law shall be null and void and any concerned party shall have the right to uphold the invalidity or to seek the judgment thereof. The court shall adjudicate on such act on its own. In all cases, the status shall be returned to the same as before the invalid disposal.

Article 10

Without prejudice to any more severe penalty stipulated in any other law, any person intentionally involved in making or mediating in property contracting or in any transaction that violates the provisions of this Law shall be punished by imprisonment for a term of not less than three months, not exceeding one year, and shall be liable to fine not less than (OMR 1,000) one

thousand Omani Riyals and not exceeding (OMR 3,000) three thousand Omani Riyals, or by either of these two.

If the offender used any fraudulent means in the crime stipulated in previous paragraph, the penalty shall be imprisonment for a term of not less than (6) six months, not exceeding (2) years, and a fine of not less than two thousand Omani Riyals (OMR 2,000) and not exceeding five thousand Omani Riyals (OMR 5,000)