

Kuwait: Law No. 74 of 1979 Regulating the Ownership of Real Estate by Non-Kuwaitis

Title	Kuwait: Law No. 74 of 1979 Regulating the Ownership of Real Estate by Non-Kuwaitis
Date of adoption	1979
Entry into force	In effect
Text versions	Arabic Sources: <i>Legal Information Network of the Gulf Cooperation Council, accessed: 17 April 2014,</i> http://www.gcc-legal.com/MojPortalPublic/LawAsPDF.aspx?opt&country=1&LawID=3359
Abstract	<p><i>Keywords: Laws & Regulations, Kuwait, Foreign Population, Residence Conditions</i></p> <p>This law regulates the ownership of real estate by non-Kuwaitis.</p> <p>In accordance with Art. 3, a national of an Arab country may acquire ownership of one property in Kuwait in one of the regulated residential areas if a decree granting him that right is issued. The ownership shall be given under the following conditions:</p> <ol style="list-style-type: none">1. He must be a permanent legal resident of Kuwait, his income enables him to buy that property, and he has not been convicted of any honor and integrity related crimes during his residence in Kuwait.2. The property shall be dedicated to his family's private use.3. The property must not be more than 1000 m².4. He must not own another property in Kuwait5. His country of origin must grant the same right to ownership to Kuwaitis6. The ownership of property shall not be a common ownership with a Kuwaiti. <p>Art. 4 regulates situations of ownership by inheritance for both Arab and non-Arab non-Kuwaiti nationals.</p> <p>Art. 5 stipulates that if the Arab national sells the property (except for property acquired through inheritance), he may not acquire new property for five years from the date of the sale unless he only partly owned the previous property or his property was confiscated for reasons of public interest.</p> <p>Art. 8 prohibits the ownership of property by commercial companies with non-Kuwaiti partners.</p>