

Translation of

Law No. 187 of 2023 on
Reconciliation in Certain
Building Violations and
Regularisation of Their Status

ترجمة القانون رقم ١٨٧ لسنة
٢٠٢٣ بشأن التصالح في بعض
مخالفات البناء وتقنين أوضاعها

19 August 2026

Law No. 187 of 2023, Concerning Promulgation of the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status

In the name of the people: President of the republic

The House of Representatives has enacted the following law, which we hereby promulgate:

Preamble

The People's Assembly has decided the following law, and we have promulgated it:

Promulgation Provisions

Article (1):

Without prejudice to cases in respect of which decisions accepting reconciliation were issued pursuant to Law No. 17 of 2019 concerning Reconciliation in Certain Building Violations and Regularisation of Their Status, and subject to any special provisions contained in the Public Shops Law promulgated by Law No. 154 of 2019, the provisions of this Law and the Law annexed hereto shall apply to reconciliation in certain building violations and the regularisation of their status.

Promulgation Article (2):

The aforementioned Law No. 17 of 2019 is hereby repealed, as is every provision that conflicts with the provisions of this Law and the Law annexed hereto.



Reconciliation and regularisation applications and grievances submitted pursuant to the aforementioned Law No. 17 of 2019, which have not yet been determined or in respect of which the applicable examination periods have not expired, as the case may be, shall be referred to the determination and grievance committees established pursuant to the annexed Law. Such applications and grievances shall be considered in accordance with the provisions and procedures prescribed therein, subject to the following:

- No new examination fee or reconciliation earnest payment shall be payable where either has previously been paid.
- Where the reconciliation and regularisation application or grievance is accepted, the price per square metre shall be determined in accordance with the same prices approved pursuant to the aforementioned Law No. 17 of 2019, including any reductions subsequently applied thereto.
- Proceedings relating to the violation shall remain stayed, and enforcement of judgments, decisions, and procedures issued in respect of the violating works covered by such applications shall remain suspended until the application or grievance is determined, as the case may be.

Interested parties whose reconciliation and regularisation applications were rejected pursuant to the aforementioned Law No. 17 of 2019, and in respect of which the prescribed period for filing a grievance has not expired, may submit their grievances to the grievance committees established pursuant to the annexed Law within thirty days commencing from the date on which its Executive Regulations enter into force.

The foregoing shall be without prejudice to the rights of interested parties whose reconciliation and regularisation applications were rejected while the aforementioned Law No. 17 of 2019 was in force to submit new reconciliation and regularisation applications pursuant to the provisions of the annexed Law.



Promulgation Article (3):

In respect of violations consisting of columns, walls, columns and walls, or columns and slabs only, for which reconciliation and regularisation were accepted pursuant to the aforementioned Law No. 17 of 2019, the relevant decision may be amended, without payment of any fees, to include authorisation to complete the works of the storey within the same reconciled floor area and at the same height, in accordance with the controls prescribed by the Executive Regulations of the annexed Law.

Promulgation Article (4):

Following the approval of the Council of Ministers, the Prime Minister shall issue the Executive Regulations of the annexed Law within three months from the date on which it enters into force, upon a joint proposal by the Minister responsible for housing, utilities, and urban communities and the Minister responsible for local development.

Promulgation Article (5):

This Law shall be published in the Official Gazette and shall enter into force on the day following the date of its publication.

This Law shall be sealed with the State Seal and enforced as a law of the State.



Law on Reconciliation in Certain Building Violations and Regularisation of Their Status

Article (1):

For the purposes of applying the provisions of this Law, the following terms and expressions shall have the meanings assigned to each of them:

- **Competent Administrative Authority:** The governorates and other administrative authorities responsible for planning and building regulation matters pursuant to Article (4) of Law No. 119 of 2008 promulgating the Building Law.
 - **Competent Authority:** The competent Governor or chairperson of the competent authority, as the case may be.
 - **Reconciliation Application:** An application submitted by an interested party to the Competent Administrative Authority pursuant to Article (6) of this Law for reconciliation and regularisation of status in respect of certain building violations.
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Article (2):

The Competent Administrative Authority may reconcile building violations committed prior to the entry into force of this Law in breach of the laws regulating construction, provided that such violations do not compromise the structural safety of the building, in accordance with the provisions of this Law.

The Competent Administrative Authority may also reconcile building violations committed prior to the entry into force of this Law in the following cases and subject to the following conditions:

- Change of use in areas for which no approved detailed plans exist.
- Encroachments upon approved planning lines, where such encroachments occurred before the planning line was approved, are situated on planned streets that have not been implemented on the ground, or are situated on planned streets whose implementation on the ground has not been completed.
- Infringement of easement rights established by law, provided that an agreement is reached between the reconciliation applicant and the holders of the easement rights in the manner prescribed by the Executive Regulations of this Law.



The foregoing agreement requirement shall not apply where the infringement of the easement rights has been committed by all holders of such rights.

- Violations committed in buildings and structures of distinctive architectural character referred to in Article (2) of Law No. 144 of 2006 concerning the Regulation of the Demolition of Buildings and Structures Not at Risk of Collapse and the Preservation of Architectural Heritage, subject to the following conditions:
 - The violations must have been committed before the building or structure was entered in the Inventory Register of Buildings and Structures of Distinctive Architectural Character.
 - The violation must not consist of an increase in height or an addition to the property entered in the Inventory Register.
 - The violations must not adversely affect the building or cause it to lose the characteristics justifying its registration in the Inventory Register.
 - Approval must be obtained from the National Organisation for Urban Harmony.
- Violations committed in properties situated within areas of distinctive value designated by a decision of the Supreme Council for Planning and Urban Development pursuant to the Building Law promulgated by Law No. 119 of 2008, subject to the following conditions:
 - The violations must not adversely affect the urban fabric of the areas of distinctive value.
 - Approval must be obtained from the National Organisation for Urban Harmony.
- Exceeding the height restrictions prescribed pursuant to the Civil Aviation Law promulgated by Law No. 28 of 1981, provided that the violation does not affect air navigation and that the ministry responsible for civil aviation approves the violation, or exceeding requirements relating to State defence where the Ministry of Defence approves the same.
- Construction on State-owned land where the application for regularisation of possession has been approved in accordance with the laws governing such regularisation.



- Change of use of properties situated in areas for which detailed plans have been approved by the Administrative Authority, provided that the use sought to be reconciled does not conflict with the uses permitted within the relevant area.
- Construction outside approved urban boundaries in any of the following cases:
 - a. Violations falling within the exceptional cases referred to in Items (a) and (b) of Article (2) of the aforementioned Law No. 119 of 2008.
 - Government projects and public-benefit projects.
 - Built-up clusters situated near the urban boundaries of cities, villages, and their subsidiary settlements, upon a proposal by the Minister responsible for agriculture and land reclamation and with the approval of the Council of Ministers, within the limits of the violating works established to constitute such clusters.

For the purposes of this Item, built-up clusters mean clusters supplied with basic utilities, occupied for residential or non-residential activities, and constructed on areas that had lost their agricultural characteristics as established by aerial imagery dated 15 October 2023, pursuant to a report issued by the competent bodies of the Ministry of Agriculture and Land Reclamation.

The Executive Regulations of this Law shall prescribe the documents and other conditions required for reconciliation and regularisation of status in respect of building violations.

Article (3):

Without prejudice to the provisions of the Water Resources and Irrigation Law promulgated by Law No. 147 of 2021, reconciliation and regularisation of status under this Law shall be prohibited in respect of any of the following building violations:

- Works that compromise the structural safety of the building.
- Construction on land governed by the Antiquities Protection Law promulgated by Law No. 117 of 1983 or by Law No. 48 of 1982 concerning the Protection of the River Nile and Watercourses from Pollution.
- Change of use of areas designated for vehicle parking garages.



Article (4):

By a decision of the Council of Ministers, upon a proposal by the Minister responsible for housing, utilities, and urban communities or, as applicable, by the Minister responsible for local development jointly with the Minister responsible for the matter under consideration, reconciliation and regularisation of status may be accepted in respect of any of the building violations referred to in the Items of Article (2) of this Law, except for Item (4), where the legally prescribed conditions for reconciliation are not satisfied and the violations are impossible or difficult to remove or their documentation is impossible or difficult to complete.

In any such case, the reconciliation price per square metre shall be three times the price determined pursuant to Article (8) of this Law.

In cases of necessity, the Council of Ministers may determine a reconciliation price per square metre that is lower than the aforementioned price, provided that it is not less than the price determined pursuant to Article (8) of this Law.

The Executive Regulations of this Law shall prescribe the other conditions and controls required for reconciliation and regularisation of status in any of the aforementioned cases.

Where the violation occurred within the territorial jurisdiction of an authority having control over the relevant land, the required documents shall include evidence of that authority's response, within a specified period, either regularising the status in accordance with the applicable law, where permitted, or assessing a charge for use, as applicable.

Article (5):

The Competent Authority shall issue a decision establishing one or more technical committees composed of employees of the Competent Administrative Authority or persons who are not employed thereby, provided that each committee shall include a representative of the General Department of Civil Protection affiliated with the Ministry of Interior.

The Executive Regulations of this Law shall prescribe the rules and criteria for selecting the chairperson and members of each committee and the procedures and controls to be followed in the exercise of its functions.

By a decision of the Prime Minister, the establishment and work of such committees within a specified territorial scope may be entrusted to any of the competent administrative authorities.



Article (6):

A Reconciliation Application shall be submitted to the Competent Administrative Authority within a period not exceeding six months from the date on which the Executive Regulations of this Law enter into force.

The application shall be submitted after payment of an examination fee not exceeding five thousand Egyptian pounds, either in cash or through any non-cash payment method prescribed under the Law Regulating the Use of Non-Cash Payment Methods promulgated by Law No. 18 of 2019, and after payment of a reconciliation and regularisation earnest amount not exceeding twenty-five per cent (25%) of the reconciliation consideration.

The Executive Regulations of this Law shall determine the categories of the examination fee and the percentages of the reconciliation and regularisation earnest amount.

Following the approval of the Council of Ministers, the Prime Minister may extend the period referred to in the first paragraph of this Article for further similar periods, provided that such extensions do not exceed three years in aggregate.

The Competent Administrative Authority shall issue the Reconciliation Applicant a certificate confirming submission of the application, in the form prescribed by the Executive Regulations of this Law. The certificate shall state the application number, its registration date, and the documents attached thereto.

Submission of such certificate to the court or other competent authorities, as applicable, shall result in a stay of the proceedings relating to the violation and suspension of enforcement of judgments, decisions, and procedures issued in respect of the violating works covered by the application until the application or any grievance relating thereto is determined, as applicable.

The Reconciliation Application shall be deemed never to have existed where six months have elapsed from the date on which the applicant received the aforementioned certificate without completing the prescribed documents and procedures.



Article (7):

The committees referred to in Article (5) of this Law shall undertake the following:

- Correspond with the authorities referred to in Articles (2) and (4), final paragraph, of this Law, as applicable.
- Review the documents attached to the Reconciliation Application, which shall include:
 - An engineering report concerning the structural safety of the building in violation, prepared by an engineering consultancy office registered with the Engineers Syndicate, a research centre, a faculty of engineering, or a consulting engineer registered with the Syndicate.
 - A report prepared by an engineer registered with the Syndicate shall be sufficient where the area of the building subject to the violation does not exceed two hundred square metres and its height does not exceed three storeys. The foregoing shall be subject to Article (2), final paragraph, and Article (4) of this Law.
 - The aforementioned engineering report shall be deemed an official instrument for the purposes of applying the Penal Code.
 - b. A declaration submitted by the Reconciliation Applicant, in the form prescribed by the Executive Regulations of this Law, confirming the accuracy of the documents attached to the application and the information stated therein, including the area and number of storeys.
 - After five years have elapsed from the date on which the decision accepting reconciliation was issued, the Competent Administrative Authority may not conduct an on-site inspection to verify that such information and documents correspond to the actual situation.
- Verify compliance with the requirements of the Egyptian Code governing design principles and implementation requirements for the protection of structures against fire.

The committee shall complete its work within a period not exceeding three months from the date on which the Reconciliation Application is submitted with all required documents.

The applicant shall be notified of the committee's determination by registered letter with acknowledgment of receipt or by any other means prescribed by the Executive Regulations of this Law.



In all cases, the committee may not conclude its work until it has completed its examination of all applications submitted to it within the period prescribed for submitting Reconciliation Applications pursuant to Article (6) of this Law.

Article (8):

The Competent Authority shall issue a decision determining the reconciliation and regularisation consideration on the basis of the price per square metre for each area, taking into account its urban and development level and the availability of services.

The reconciliation consideration per square metre shall not be less than fifty Egyptian pounds and shall not exceed two thousand five hundred Egyptian pounds, with guidance being drawn from the prices previously determined by the committees referred to in Article (5) of the aforementioned Law No. 17 of 2019.

The outstanding balance of the reconciliation consideration shall be paid within sixty days from the date on which the Reconciliation Applicant is notified that the committee referred to in Article (5) of this Law has approved the application.

By a decision of the Prime Minister, a reduction not exceeding twenty-five per cent (25%) of the total reconciliation consideration may be granted where the consideration is paid immediately in full.

The outstanding balance may also be paid in instalments over a period not exceeding five years. Where the instalment period exceeds three years, a return not exceeding seven per cent (7%) shall accrue from the due date until the date of payment, in the manner prescribed by the Executive Regulations of this Law.

Any amounts previously paid pursuant to judicial judgments concerning the violations covered by the application shall be deducted.

Article (9):

Following the approval of the committee referred to in Article (5) of this Law, the Competent Authority, or its authorised delegate, shall issue a decision accepting reconciliation and regularisation of status, as applicable.



The Reconciliation Applicant shall be notified of the decision by registered letter with acknowledgment of receipt or by any other means prescribed by the Executive Regulations of this Law.

Issuance of the decision shall have the following effects:

- All proceedings relating to the subject matter of the violation shall terminate, irrespective of the stage they have reached, and investigations concerning such violations shall be closed where no final disposition thereof has yet been made.
- Enforcement of any penalty imposed by a final judgment concerning the violation shall be stayed. Where reconciliation and regularisation of status occur during enforcement of the penalty, the Public Prosecution shall order that enforcement be stayed.

A decision accepting reconciliation and regularisation of status shall be deemed a licence producing all the legal effects thereof.

The effects of the decision shall not extend to any other works that did not exist when the Reconciliation Application was examined. Nor shall the decision prejudice the proprietary rights of interested parties or any other amounts due to the State under other laws.

Under no circumstances may any change or alteration be made to the violating works covered by the Reconciliation Application after issuance of the decision accepting reconciliation and regularisation of their status, except in accordance with the procedures prescribed by law.

In all cases, reconciliation and regularisation of status may not be accepted until all existing unfinished façades of the building subject to the violation have been fully painted in the manner prescribed by the Executive Regulations of this Law. Villages and their subsidiary settlements shall be exempt from this requirement.

Article (10):

Within fifteen days following the issuance of a decision accepting reconciliation and regularisation of status, the Competent Administrative Authority shall notify the authorities responsible for public utilities of the decision so that they may take the necessary measures in respect thereof.

The person in whose favour reconciliation has been accepted may also apply directly to such authorities and submit evidence confirming the acceptance of reconciliation.



Public utilities may not be connected to a property in violation where no Reconciliation Application has been submitted or where the application submitted in respect thereof has been rejected.

Where such property has previously been connected to public utilities, the services supplied by the authorities responsible for public utilities shall be charged at cost, without the application of any form of subsidy.

No procedures may be taken for the recordation or registration of such property in accordance with the laws governing the same.

Article (11):

Three per cent (3%) of the amounts collected pursuant to this Law shall accrue to the Competent Administrative Authority, within the territorial jurisdiction of each authority, for the payment of incentives to the members of the committees provided for under this Law and to other employees of the Competent Administrative Authority, local units, agencies, and authorities.

The Competent Authority shall issue a decision determining the percentage allocated to each of the aforementioned categories.

The remaining proceeds shall accrue to the State Public Treasury, from which the following percentages shall be allocated to the respective entities:

- a. Twenty-five per cent (25%) to the Social Housing and Mortgage Finance Support Fund.
- b. Thirty-nine per cent (39%) to the Administrative Authority within whose jurisdiction the violation subject to reconciliation is situated, for infrastructure projects, including sewerage, drinking water, and other development projects, pursuant to a decision of the Prime Minister issued upon a proposal by the Minister responsible for planning and economic development.



Article (12):

The Competent Authority shall issue a reasoned decision rejecting reconciliation and regularisation of status or deeming the decision accepting reconciliation and regularisation of status never to have existed, as applicable, in any of the following cases:

- Where the committee referred to in Article (5) of this Law rejects the Reconciliation Application and the period prescribed for filing a grievance expires, or where the Grievance Committee upholds the committee's rejection decision.
- Where the full reconciliation consideration is not paid within sixty days from the date on which the Reconciliation Applicant is notified of the committee's approval of the application, in cases of immediate payment.
- Where the applicant fails to pay two instalments of the reconciliation consideration when due.
- Where any change or alteration is made to the works subject to reconciliation.
- Where the documents or information relating to the Reconciliation Application are found to be inaccurate when compared with the actual situation.

The decision shall provide for the completion of the necessary legal and enforcement procedures or the rectification of the violating works in accordance with the provisions of the aforementioned Building Law.

Consideration of the stayed actions and investigations shall resume, and the judgments and decisions issued in respect of the violating works shall be enforced.

The Reconciliation Applicant shall be notified of the decision by registered letter with acknowledgment of receipt or by any other means prescribed by the Executive Regulations of this Law.

Article (13):

The Executive Regulations of this Law shall prescribe the manner in which the amounts paid as the reconciliation and regularisation earnest payment pursuant to Article (6) of this Law shall be refunded to an applicant whose Reconciliation Application has been rejected.



Article (14):

A Reconciliation Applicant may file a grievance against the rejection decision or the reconciliation consideration within thirty days from the date on which the applicant is notified thereof.

One or more committees shall have jurisdiction to consider such grievances. Each committee shall be established by a decision of the Competent Authority at the premises of the Competent Administrative Authority and shall be chaired by a Counsellor from a judicial body, with the following members:

- A consulting engineer specialising in civil engineering who has at least five years of experience as a consultant.
- Three engineers, two of whom shall each have at least ten years of experience. One shall specialise in civil engineering and the other in architectural engineering, and both shall be registered with the Engineers Syndicate.

A committee meeting shall be valid only where the majority of its members are present, including the chairperson.

Decisions shall be issued by a majority of the votes of the members present. In the event of a tie, the side supported by the chairperson shall prevail.

The committee shall determine the grievance within sixty days from the date on which it is submitted.

The Reconciliation Applicant shall be notified of the decision by registered letter with acknowledgment of receipt or by any other means prescribed by the Executive Regulations of this Law.

The Executive Regulations of this Law shall prescribe the rules and procedures governing the committee's work.



Translation of the Executive Regulations of Law No. 187 of 2023 on Reconciliation in Certain Building Violations and Regularisation of Their Status

ترجمة اللائحة التنفيذية للقانون رقم
١٨٧ لسنة ٢٠٢٣ بشأن التصالح في
بعض مخالفات البناء وتقنين أوضاعها

19 August 2026

Arab Republic of Egypt

Prime Ministerial Decree No. 1121 of 2024

Issued on 4 April 2024

Published in the Official Gazette, Issue No. 14, Supplement (B), on 4 April 2024

Concerning the Issuance of the Executive Regulations of the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status, Promulgated by Law No. 187 of 2023

This Decree shall enter into force one month after the day following the date of its publication.

Preamble

Having reviewed the Constitution;

The Agriculture Law promulgated by Law No. 53 of 1966;

Law No. 66 of 1974 concerning the Engineers Syndicate;

The Local Administration System Law promulgated by Law No. 43 of 1979;

The Civil Aviation Law promulgated by Law No. 28 of 1981;

Law No. 48 of 1982 concerning the Protection of the River Nile and Watercourses from Pollution;

The Antiquities Protection Law promulgated by Law No. 117 of 1983;

Law No. 7 of 1991 concerning Certain Provisions Relating to the State's Private Property;

Law No. 144 of 2006 concerning the Regulation of the Demolition of Buildings and Structures Not at Risk of Collapse and the Preservation of Architectural Heritage;

The Building Law promulgated by Law No. 119 of 2008;

Law No. 144 of 2017 concerning Certain Rules and Procedures for the Disposal of the State's Private Property;

The Public Authority for Industrial Development Law promulgated by Law No. 95 of 2018;

The Law Regulating the Use of Non-Cash Payment Methods promulgated by Law No. 18 of 2019;



The Public Shops Law promulgated by Law No. 154 of 2019;

The Water Resources and Irrigation Law promulgated by Law No. 147 of 2021;

The Unified Public Finance Law promulgated by Law No. 6 of 2022;

The Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023;

The Executive Regulations of the Building Law issued by Decree of the Minister of Housing, Utilities and Urban Development No. 144 of 2009;

The joint proposal submitted by the Ministers of Housing, Utilities and Urban Communities and Local Development; and

Following the approval of the Council of Ministers;

Has Decreed as Follows:

Promulgation Provisions

Promulgation Article (1):

The provisions of the annexed Executive Regulations shall apply in respect of the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023.

Promulgation Article (2):

Reconciliation and regularisation applications and grievances submitted pursuant to Law No. 17 of 2019 concerning Reconciliation in Certain Building Violations and Regularisation of Their Status, which have not yet been determined or in respect of which the applicable examination periods have not expired, as the case may be, shall be referred to the determination and grievance committees established pursuant to the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023.

Such applications and grievances shall be considered in accordance with the provisions and procedures prescribed therein, without payment of a new examination fee or reconciliation earnest payment where either has previously been paid.



Where the reconciliation and regularisation application or grievance is accepted, the price per square metre shall be determined in accordance with the same prices approved pursuant to the aforementioned Law No. 17 of 2019, including any reductions subsequently applied thereto.

Interested parties whose reconciliation and regularisation applications were rejected pursuant to the aforementioned Law No. 17 of 2019, and in respect of which the prescribed period for filing a grievance has not expired, may submit their grievances to the grievance committees established pursuant to the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023 within thirty days commencing from the date on which the annexed Regulations enter into force.

Interested parties whose reconciliation and regularisation applications were rejected pursuant to the aforementioned Law No. 17 of 2019, where the prescribed grievance period has expired or the grievance was determined by upholding the rejection, may submit a new reconciliation and regularisation application pursuant to the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023, subject to the following:

- Payment of a new examination fee.
- Payment of the reconciliation and regularisation earnest amount prescribed under the annexed Regulations, or payment of the outstanding difference after setting off that amount against any reconciliation earnest payment previously paid and not refunded.

Promulgation Article (3):

Interested parties may submit an application to the Competent Administrative Authority to complete the works of a storey within the same reconciled floor area and at the same height in respect of violations consisting solely of columns, walls, columns and walls, or columns and slabs, for which reconciliation was accepted while the aforementioned Law No. 17 of 2019 was in force, provided that the structural frame and foundations of the building are capable of supporting the works sought to be completed.

The following documents shall be attached to the application:

- A copy of the applicant's national identification card.
- Evidence of completion of the reconciliation procedures, namely the previously issued Form No. (10).x



- Two copies of the architectural and structural engineering drawings, or either of them, as applicable, relating to the works sought to be completed and certified by an engineer registered with the Engineers Syndicate and specialising in civil engineering or architecture.
- An engineering report prepared by a civil engineer registered with the Engineers Syndicate confirming that the structural frame and foundations of the building are capable of supporting the works sought to be completed.

The planning and building regulation departments of the Competent Administrative Authorities shall undertake the following:

- Review the documents submitted pursuant to the previous decision accepting reconciliation and regularisation of status and the drawings attached thereto, to verify that they correspond to the same reconciled floor area and height.
- Submit the decision accepting reconciliation to the Competent Authority for amendment by adding authorisation to complete the works of the storey.
- Deliver to the interested parties, without payment of any fees, a certified copy of the amended decision accompanied by a copy of the approved engineering drawings, within fifteen days from the date on which the application is submitted.

Promulgation Article (4):

This Decree shall be published in the Official Gazette and shall enter into force one month after the day following the date of its publication.



Executive Regulations of the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status Promulgated by Law No. 187 of 2023

Article (1):

For the purposes of applying these Regulations, the definitions contained in the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023 shall have the same meanings assigned to them therein.

The following terms and expressions shall also have the meanings assigned to each of them:

Law: The Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023.

Regulations: The Executive Regulations of the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status promulgated by Law No. 187 of 2023.

Notification of the Applicant: A notification made by a letter delivered to the applicant, by registered letter with acknowledgment of receipt sent to the address elected for correspondence, or by any other notification method specified in the Reconciliation Application submitted in accordance with Form No. (1) annexed to these Regulations.

Gated Urban Development (Compound): A group of private or public buildings, whether connected or separate, enclosed by a wall and having an urban character, designated for a principal use or activity and its ancillary uses within the framework of the approved plan.

Article (2):

The General Authority for Urban Planning shall periodically make available to the Agricultural Directorates and the Planning and Urban Development Departments of the governorates the approved urban boundary maps prepared by the Standing Committee for the Approval of the Urban Boundaries of Cities, Villages, and their Subsidiary Settlements, so that they may be matched against the aerial imagery maps received by them in accordance with the aerial imagery dated 15 October 2023.



Built-up clusters situated near the urban boundaries of cities, villages, and their subsidiary settlements shall be identified by one or more committees established by a decision of the Competent Authority in each governorate. Each committee shall be chaired by a representative of the competent Agricultural Directorate and shall include representatives of the Planning and Urban Development Department of the governorate and the relevant local unit.

Within thirty days, the committee shall submit its report, accompanied by the required coordinates in the form of consolidated schedules, to the competent Governor, who shall forward it to the Minister responsible for agriculture and land reclamation for submission to the Council of Ministers, accompanied by a report from the competent bodies of the Ministry of Agriculture and Land Reclamation, pursuant to Article (2/9/c) of the Law.

Article (3):

When considering Reconciliation Applications concerning a change of use in areas for which no approved detailed plans exist, the Competent Administrative Authority shall take the following into account:

- The prevailing use in the area.
- Compatibility with the other uses in the area.
- Whether the proposed use is among the uses associated with meeting the daily needs of residents in residential areas.

Article (4):

One or more technical committees shall be established by a decision of the Competent Authority and shall be composed of employees of the Competent Administrative Authority or other persons.

Each committee shall be chaired by an engineer employed by the Competent Administrative Authority or an engineer registered with the Engineers Syndicate who is not employed by such authority and has at least ten years of experience, and shall include the following members:

- At least two engineers registered with the Engineers Syndicate and specialising in civil engineering or architecture, each having at least five years of experience.



- A representative of the General Department of Civil Protection affiliated with the Ministry of Interior.

The committee may seek the assistance of any person it deems appropriate to assist it in completing its work.

Article (5):

Interested parties shall submit the Reconciliation Application to the Competent Administrative Authority, in accordance with Form No. (1) annexed to these Regulations, within the period prescribed by law, accompanied by the following documents and a digital copy thereof:

- A copy of the applicant's national identification card.
- Documents evidencing the applicant's capacity in relation to the works for which reconciliation is sought.
- The receipt evidencing payment of the application examination fee and the reconciliation and regularisation earnest amount in accordance with the categories prescribed under Articles (6) and (7) of these Regulations.
- Two copies of the architectural drawings of the violating works as actually executed and covered by the Reconciliation Application, certified by an engineering office or an engineer registered with the Engineers Syndicate and specialising in civil engineering or architecture, as applicable.
- An engineering report concerning the structural safety of the building in violation, issued by an engineering consultancy office, a consulting engineer registered with the Engineers Syndicate and specialising in the design of concrete or steel structures, as applicable, a research centre, or a faculty of engineering. The report shall be signed by a consulting engineer of the same specialisation at the entity issuing the report, in accordance with Form No. (2-A) annexed to these Regulations.

A report prepared by an engineer registered with the Engineers Syndicate shall be sufficient where the area of the building subject to the violation does not exceed two hundred square metres and its height does not exceed three storeys, in accordance with Form No. (2-B) annexed to these Regulations.



In cases involving a change of use, the report shall include a declaration that the structural elements of the building have not been affected.

- A secure certificate of registration for the engineer issuing the report, issued by the Engineers Syndicate.
- A copy of the drawings accompanying the building permit and a copy of the permit, where available.
- Repealed.
- In respect of a violation involving construction encroaching upon land privately owned by the State, evidence of approval of the regularisation of possession in accordance with the law governing such regularisation.
- Any of the following documents may be relied upon to determine the date on which the building violation was committed:
 - A certificate from the Spatial Changes Unit of the governorate stating the date on which the violation covered by the Reconciliation Application was committed, its description, and the coordinates of its location, in cases where it may be established through aerial imagery.
 - A document evidencing the date of the legal measures taken in respect of the violation.
 - An inspection report prepared before submission of the application by a competent technical committee or any administrative authority.
 - A document evidencing the date on which any utility was connected to the property, including electricity, water, gas, telephone, or internet services.
 - An official extract issued by the Real Estate Tax Authority.
 - Registered sale contracts and lease agreements having a legally established date.
 - A satellite image issued by an official authority.



- An engineering report establishing the date on which the violation was committed, issued by a faculty of engineering at an Egyptian university governed by the Universities Regulation Law promulgated by Law No. 49 of 1972, Al-Azhar University, the Housing and Building National Research Center, or a non-profit university.
- In respect of a violation involving an infringement of easement rights established by law, the Reconciliation Application shall be accompanied by an agreement authenticated by the Real Estate Registration Office between the Reconciliation Applicant and the holders of the reciprocal easement rights, approving the submission of an application to regularise the existing infringements described in the agreement. Alternatively, both parties to the agreement may appear and sign before an employee of the Competent Administrative Authority.

Submission of the agreement referred to in the preceding paragraph shall not be required where all holders of such easement rights have infringed those rights.

- Repealed.
- In respect of violations committed in properties situated within areas of distinctive value, the application shall be accompanied by the following documents:
 - A cadastral map, certified by the Competent Administrative Authority, evidencing that the building subject to the violation conforms to the planning lines.
 - A photograph of the violation covered by the Reconciliation Application.
- A declaration confirming the accuracy of the documents attached to the application and the information stated therein, including the area and number of storeys, in accordance with Form No. (1) annexed to these Regulations.

The Competent Administrative Authority shall receive the Reconciliation Application and issue the applicant a certificate in accordance with Form No. (3) annexed to these Regulations, confirming submission of the application and stating its number, registration date, and the documents attached thereto.

The absence of any legal action previously taken in respect of the violation for which reconciliation is sought shall not prevent the application of the preceding paragraph.



Submission of such certificate to the court or other competent authorities, as applicable, shall result in a stay of the actions relating to the violation and suspension of enforcement of the judgments, decisions, and procedures issued in respect of the violating works covered by the application until the application or any grievance relating thereto is determined, as applicable.

A declaration that the building subject to the violation is not situated, wholly or partly, on land belonging to the Armed Forces, and accepting responsibility for any damage that may arise from the building's non-compliance with civil protection requirements, in accordance with Form No. (5) annexed to these Regulations.

Such certificate shall be renewed every three months until the Reconciliation Application is determined.

Article (6):

The examination fee for a Reconciliation Application shall be paid in accordance with the following categories:

Total Floor Area of the Violating Works	Fee in Cities and Industrial Areas	Fee in Villages and their Subsidiary Settlements
Up to 250 m ²	EGP 500	EGP 125
More than 250 m ² and up to 500 m ²	EGP 1,000	EGP 250
More than 500 m ² and up to 1,000 m ²	EGP 2,000	EGP 1,000
More than 1,000 m ² and up to 2,000 m ²	EGP 3,000	EGP 2,000
More than 2,000 m ² and up to 4,000 m ²	EGP 4,000	EGP 3,500
More than 4,000 m ²	EGP 5,000	EGP 5,000



Article (7):

The reconciliation and regularisation earnest amount prescribed under Article (6) of the Law shall be paid at a rate of twenty-five per cent (25%) of the reconciliation and regularisation consideration calculated on the basis of the area stated in the Reconciliation Application, subject to the following maximum amounts:

No.	Violation	Cities and Industrial Areas	Villages
1	Violations of architectural and structural drawings	EGP 20,000	EGP 5,000
2	Change of use	EGP 120,000	EGP 30,000
3	Construction without a permit – fences	EGP 20,000	EGP 5,000
	Construction without a permit – setback violations	EGP 40,000	EGP 10,000
	Construction without a permit – increase in the floor area of rooftop rooms	EGP 50,000	EGP 12,000
	Construction without a permit – construction of the entire rooftop	EGP 80,000	EGP 20,000
	Construction without a permit – construction of buildings or structures, or execution of works	EGP 250,000 in governorate capitals and new cities; EGP 160,000 in other cities	EGP 40,000



Article (8):

The Competent Administrative Authority shall establish special paper-based or electronic registers in which Reconciliation Applications and the procedures and decisions taken in respect thereof shall be recorded.

Such registers shall contain the details of the properties covered by the Reconciliation Applications, particularly the following:

- The name and capacity of the applicant.
- The application number and registration date.
- The address of the property subject to the violation.
- The building permit number and date, where applicable.
- A description of the violation covered by the application, specifying the relevant area and number of storeys.
- The documents submitted with the application.
- The amount of the examination fee and reconciliation earnest payment, together with the dates and numbers of the payment receipts.

Article (9):

Repealed.

Article (10):

The Technical Committee shall examine the reconciliation file to verify that it contains the documents specified under Article (5) of these Regulations within fifteen days from the date on which it receives the file from the Administrative Authority.

The Technical Committee may obtain from administrative authorities any additional documents it considers necessary to determine the application. Such authorities shall respond within sixty days from the date on which they receive the request for completion of the documents.



The Technical Committee shall notify the Reconciliation Applicant of the documents required to complete the application. The applicant may obtain a letter addressed to the relevant Administrative Authority requesting the required document, and such authority shall provide the applicant with its response before the expiry of the sixty-day period referred to in the preceding paragraph. The applicant shall submit the response to the Committee within that period.

Where the applicant submits incomplete supplementary documents or fails to complete the required documents within the aforementioned sixty-day period, the application shall be rejected and the applicant shall be notified of the rejection and the reasons therefor, unless the failure is attributable to circumstances beyond the applicant's control.

The Reconciliation Application shall be deemed never to have existed where six months have elapsed from the date on which the applicant received the certificate confirming submission of the application without completing the prescribed documents and procedures.

Where all required documents have been submitted, the Committee shall undertake the following:

- Verify that the violations covered by the application are among the works in respect of which reconciliation and regularisation of status are legally permissible.
- The representative of the Ministry of Interior serving on the Committee shall verify compliance, in respect of buildings subject to the Law, with the requirements of the Egyptian Code governing design principles and implementation requirements for the protection of structures against fire, in light of the drawings attached to the Reconciliation Application.
- Correspond with the authorities referred to in Articles (2) and (4), final paragraph, of the Law, as applicable, within fifteen days from the date on which the Secretariat's report is received by the Technical Committee.

A certified copy of the reconciliation file shall be sent to such authorities to obtain their opinion concerning approval of the Reconciliation Application.

Such authorities shall respond within a period not exceeding thirty days from the date on which they are contacted in writing or electronically. The expiry of that period without a response shall be deemed approval by the relevant authority.



- Where building violations are situated within a Gated Urban Development (Compound), the Competent Administrative Authority shall be contacted in accordance with Item (3) of this Article to obtain its approval of the Reconciliation Application, after it has obtained the opinion of the occupants' union or the real estate developer, as applicable.
- The opinion of the competent Agricultural Directorate shall be obtained, in accordance with Item (3) of this Article, concerning its approval of the Reconciliation Application within the scope of its jurisdiction pursuant to Article (2), Item (9), and Article (4) of the Law.
- Determine the Reconciliation Application and, where it is approved, calculate the total reconciliation and regularisation consideration in accordance with the price per square metre prescribed for each area by a decision of the Competent Authority, taking into account the following percentages of the applicable price per square metre according to the type of violation:
 - Violations falling within the cases referred to in Items (2), (4), (5), and (6) of Article (2) of the Law: one hundred and fifty per cent (150%) of the applicable price per square metre.
 - Construction without a permit that exceeds the applicable planning and building requirements: one hundred per cent (100%) of the applicable price per square metre.
 - Construction without a permit that complies with the applicable planning and building requirements: fifty per cent (50%) of the applicable price per square metre.



Partially completed works relating to construction without a permit shall be calculated, according to the nature of the violation, as a percentage of the rates specified in Sub-items (b) and (c) above, as follows:

Shallow Foundations Only

These shall be calculated according to the floor area of the storey situated immediately above them:

- Plain foundations: fifteen per cent (15%), including, in particular, isolated footings, strip footings, or raft foundations.
- Reinforced foundations: thirty-five per cent (35%), including, in particular, reinforced footings; reinforced footings and tie beams; or reinforced footings, tie beams, and column necks.

Deep Foundations Only

These shall be calculated according to the floor area of the storey situated immediately above them:

- Load-bearing piles: thirty-five per cent (35%).
- Pile caps of all types: fifteen per cent (15%).

Retaining Walls Only

Fifty per cent (50%) for each horizontal linear metre of the retaining wall.

Structural Frame of a Storey

- Walls: twenty-five per cent (25%).
- Columns: twenty-five per cent (25%).
- Slabs: twenty-five per cent (25%).
 - Change of use in areas for which approved detailed plans have been issued: one hundred per cent (100%) of the applicable price per square metre.



- Change of use in areas for which no approved detailed plans exist: fifty per cent (50%) of the applicable price per square metre.
- Violation of the architectural and structural drawings approved under the building permit, while maintaining the same licensed floor area and number of storeys: fifteen per cent (15%) of the applicable price per square metre.
- Violation of the structural drawings approved under the building permit, while complying with the architectural drawings and maintaining the same licensed floor area and number of storeys: ten per cent (10%) of the applicable price per square metre.
- Violation of the architectural drawings approved under the building permit, while complying with the structural drawings and maintaining the same licensed floor area and number of storeys: five per cent (5%) of the applicable price per square metre.
- Fence violations: fifteen per cent (15%) of the applicable price per square metre, calculated per linear metre.

Where multiple violations exist, the reconciliation and regularisation consideration shall be calculated separately for each violation according to its type and the percentages specified above.

In all cases, the reconciliation and regularisation consideration shall not be less than fifty Egyptian pounds per square metre for buildings or per linear metre for fences and shall not exceed two thousand five hundred Egyptian pounds per square metre.

The Committee shall submit a report to the Competent Authority recommending acceptance or rejection, in accordance with Form No. (6) annexed to these Regulations, within a period not exceeding ninety days from the date on which the application is submitted with all required documents.



Article (11):

Where the Technical Committee accepts a Reconciliation Application, it shall take the following measures:

- Notify the Reconciliation Applicant that the outstanding reconciliation and regularisation consideration must be paid within sixty days from the date of notification.
- Sign the submitted drawings in respect of which reconciliation has been accepted.

In all cases, the Technical Committee shall provide the Competent Administrative Authority with the application file, accompanied by the original of the Committee's report recommending acceptance or rejection, so that the procedures prescribed by law may be completed.

The Committee may not conclude its work until it has determined all applications submitted to it within the period prescribed by the Law.

Article (12):

Where the Technical Committee accepts the Reconciliation Application, the Competent Administrative Authority shall take the following measures:

a. Collect the outstanding reconciliation and regularisation consideration within sixty days from the date on which the Reconciliation Applicant is notified of the Committee's approval, taking into account any applicable reduction and deducting any amounts previously paid pursuant to judicial judgments concerning the violations covered by the application, based on a certificate issued by the Public Prosecution and submitted by the Reconciliation Applicant.

At the request of the interested party submitted to the Competent Administrative Authority within sixty days from the date on which the Reconciliation Applicant is notified of the Committee's approval, the outstanding reconciliation and regularisation consideration may be paid in instalments over a period not exceeding five years. In such case, the reconciliation earnest amount shall constitute the down payment.

The outstanding reconciliation and regularisation consideration shall be paid in equal quarterly instalments, with the first instalment becoming due at the end of three months from the date on which the instalment request is submitted.



Where the instalment period exceeds three years, a return shall accrue from the due date until the date of payment, according to the following instalment periods:

- Five per cent (5%) of the outstanding reconciliation and regularisation consideration where the instalment period is up to four years.
- Seven per cent (7%) of the outstanding reconciliation and regularisation consideration where the instalment period is up to five years.

Where any instalment is not paid on its due date, the interested party shall bear a late-payment charge equivalent to the lending and discount rate announced by the Central Bank of Egypt, calculated from the due date until the date of payment.

Prepare the draft decision accepting reconciliation and regularisation of status for approval by the Competent Authority, in accordance with Form No. (8) annexed to these Regulations.

Deliver to the Reconciliation Applicant a certified copy of the decision accepting reconciliation, accompanied by a copy of the submitted drawings signed by the Technical Committee and sealed with the stamp of the Competent Administrative Authority.

Notify the authorities responsible for public utilities of the decision accepting reconciliation within the fifteen days following its issuance.

In respect of local administrative units, the Licensing, Inspection, and Follow-up Department of the Armed Forces Engineering Authority shall also be notified.

The person in whose favour reconciliation has been accepted may apply directly to such authorities and submit evidence confirming acceptance of the reconciliation.

Where payment is made in instalments, the Competent Authority shall issue temporary Form No. (7), pursuant to which public utilities may be connected, consideration of the actions relating to the violation shall remain stayed, and enforcement of judgments and procedures shall remain suspended.

In all cases, a decision accepting reconciliation may not be issued until all existing unfinished façades of the building subject to the violation have been fully painted. Villages and their subsidiary settlements shall be exempt from this requirement.

After five years have elapsed from the date on which the decision accepting reconciliation was issued, the Competent Administrative Authority may not demand any amounts or documents from the interested party.



Article (13):

Where the Reconciliation Application is rejected or the decision accepting reconciliation and regularisation of status is deemed never to have existed, as applicable, in any of the cases specified under Article (12) of the Law, the Competent Administrative Authority shall take the following measures:

- Prepare the draft decision required for approval by the Competent Authority, in accordance with Form No. (8) annexed to these Regulations. The decision shall state the reasons for rejection or for deeming the decision accepting reconciliation and regularisation of status never to have existed, as applicable.
- Complete the necessary legal and enforcement procedures and rectify the violating works in accordance with the Building Law promulgated by Law No. 119 of 2008.
- Notify the applicant of the decision issued.
- Refund to the Reconciliation Applicant the amounts paid as the reconciliation and regularisation earnest payment, using the same payment method, within a period not exceeding fifteen days from the date on which the rejection decision becomes final.
- Record the decision in the registers of the Competent Administrative Authority.
- Notify all relevant authorities so that consideration of the stayed actions, cases, and investigations may resume and the judgments and decisions issued in respect of the violating works may be enforced.

Article (14):

The Reconciliation Applicant may file a grievance against the rejection decision or the reconciliation consideration before the committee referred to in Article (14) of the Law within thirty days from the date on which the applicant is notified thereof.



Article (15):

One or more committees shall be established by a decision of the Competent Authority at the premises of the Administrative Authority to consider the grievances referred to in Article (14) of these Regulations.

Each committee shall be chaired by a Counsellor from a judicial body. The Competent Authority shall request the Minister of Justice to undertake the procedures for nominating the chairperson.

Each committee shall also include the following members:

- A consulting engineer specialising in civil engineering who has at least five years of experience as a consultant.
- Three engineers, two of whom shall each have at least ten years of experience. One shall specialise in civil engineering and the other in architectural engineering, and both shall be registered with the Engineers Syndicate.

The committee may seek the assistance of any person it considers necessary for the completion of its work, provided that such person shall have no vote in the deliberations.

The committee shall have a secretariat composed of employees of the Administrative Authority and established by a decision of the Competent Authority.

Article (16):

The Grievance Committee shall hold at least one periodic meeting every fifteen days.

A meeting of the Committee shall be valid only where the majority of its members are present, including the chairperson. Decisions shall be issued by a majority of the votes of the members present. In the event of a tie, the side supported by the chairperson shall prevail.

The Committee shall provide the grievance applicant with a certificate confirming submission of the grievance and stating the date of submission and the documents attached thereto.

The Committee shall consider the grievance submitted and may require the interested parties to provide any additional documents or studies it considers necessary for rendering its decision.



The Committee shall issue a decision accepting or rejecting the grievance, as applicable, and shall undertake the following:

- Notify the grievance applicant of the Committee's decision within sixty days from the date on which the grievance was submitted, by a letter delivered by hand or by registered letter with acknowledgment of receipt.
- Notify the Competent Administrative Authority of the decision, which shall be binding upon it, so that it may complete the prescribed procedures that had not been completed before submission of the grievance, in accordance with the Law and these Regulations.

Article (17):

Without prejudice to Articles (8), (12), and (13) of these Regulations, an applicant seeking reconciliation in respect of any of the building violations referred to in the Items of Article (2) of the Law, except for Item (4), where the legally prescribed conditions for reconciliation have not been satisfied and the violation is impossible or difficult to remove or its documentation is impossible or difficult to complete, may request the Competent Administrative Authority to refer the application to the Council of Ministers pursuant to Article (4) of the Law before a decision is issued thereon.

Where the Committee considers that there are grounds for such referral, the applications shall be sent to the Minister responsible for housing, utilities, and urban communities or, as applicable, to the Minister responsible for local development jointly with the Minister responsible for the matter under consideration, for monthly submission to the Council of Ministers.

The Council of Ministers may consider issuing a decision accepting reconciliation and regularisation of status in such cases, provided that both of the following conditions are satisfied:

- The reconciliation does not conflict with the requirements of State defence or national security.
- The reconciliation does not prejudice the easement rights of third parties in the manner prescribed under Article (2), Item (3), of the Law.



Where the Council of Ministers issues a decision accepting reconciliation, the Competent Administrative Authority shall collect the reconciliation and regularisation consideration, after deducting any amounts previously paid pursuant to judicial judgments concerning the violations covered by the application, based on a certificate issued by the Public Prosecution and submitted by the Reconciliation Applicant.

Article (18):

When determining the price per square metre pursuant to Article (4) of the Law, the rules established by the Competent Authority for determining the reconciliation consideration shall be applied, and the resulting amount shall be multiplied by three in cases where the Council of Ministers issues a decision accepting reconciliation.

In cases of necessity, the Council of Ministers may determine a reconciliation price per square metre that is lower than the aforementioned price, provided that it is not less than the price determined pursuant to Article (8) of the Law.

Article (19):

A committee shall be established by a decision of the Minister of Housing, Utilities, and Urban Communities.

The committee shall be chaired by a representative of the Ministry of Housing, Utilities, and Urban Communities and shall include one representative from each of the following:

- The Ministry of Local Development.
- The Armed Forces Engineering Authority.
- The Industrial Development Authority.

The committee shall be responsible for responding to inquiries submitted by the Competent Administrative Authorities, Technical Committees, and Grievance Committees.

It may seek the assistance of any person it considers appropriate to assist it in completing its work, in accordance with the provisions of the Law and these Executive Regulations.



Article (20):

All notifications, letters, and correspondence referred to in the Law and these Executive Regulations may be made by any agreed manual or digital means.

Executive Regulations of the Law on Reconciliation in Certain Building Violations and Regularisation of Their Status Promulgated by Law No. 187 of 2023

Forms

Form No. (1):

Form No. (2-A):

Form No. (2-B):

Form No. (3):

Form No. (4):

Form No. (6):

Form No. (7):

Form No. (8):

