

Translation of

Law No. 230 of 1996

Concerning the Ownership
by Non-Egyptians of Built
Properties and Vacant Land

ترجمة القانون رقم ٢٣٠ لسنة
١٩٩٦ بشأن تملك غير المصريين
للعقارات المبنية والأراضي الفضاء

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ANDERSEN

**Law No. 230 of 1996, Regulating the Ownership by Non-Egyptians of Built
Properties and Vacant Land**

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 the provisions of the Investment Law promulgated by Law No. 230 of 1989, the ownership by non-Egyptians, whether natural or legal persons, of built properties or vacant land in the Arab Republic of Egypt, regardless of the means by which ownership is acquired, other than inheritance, shall be governed by the provisions of this Law.

For the purposes of this Law, "ownership" shall mean full ownership, bare ownership, and usufruct rights.

For the purposes of applying this Law, "built properties and vacant land" shall mean buildings and land, even where they are not subject to the provisions of Law No. 113 of 1939 concerning the Agricultural Land Tax or Law No. 56 of 1954 concerning the Tax on Built Properties.

For the purposes of applying this Law, any company, regardless of its legal form, in which Egyptians do not own the majority of the capital shall be deemed a non-Egyptian company, even where such company was incorporated in Egypt in accordance with the provisions of Egyptian law.



Article (2):

A non-Egyptian may own built properties or vacant land subject to the following conditions:

Ownership shall be limited to no more than two properties throughout the territory of the Republic for the purpose of private residence for the owner and his family, without prejudice to the right to own the properties necessary for carrying out a private activity duly licensed by the competent Egyptian authorities.

For the purposes of this provision, “family” shall mean spouses and minor children.

- The area of each property shall not exceed four thousand square metres.
- The property shall not be classified as an antiquity for the purposes of applying the provisions of the Antiquities Protection Law.

The Prime Minister may grant exemptions from the two conditions stipulated in Items (1) and (2) of this Article in such cases as the Prime Minister may deem appropriate.

The Council of Ministers may establish special conditions and rules governing ownership in such tourist areas and new urban communities as it may designate.

Article (3):

The ownership of built properties and vacant land shall not be subject to the conditions stipulated in this Law where the property is owned by a foreign government for use as the premises of its diplomatic or consular mission or the annexes thereof, or as the residence of the head or members of such mission, provided that reciprocal treatment is accorded, or where the property is owned by an international or regional body or organisation.

Article (4):

A non-Egyptian who acquires ownership of vacant land pursuant to the provisions of this Law shall commence construction thereon within a period not exceeding five years following the month in which the disposition took place.

Where such period expires without the commencement of construction works, the prohibition period stipulated in the following Article shall be extended by a period equal to the period of delay in commencing construction.



Article (5):

A non-Egyptian who acquires ownership of a property pursuant to the provisions of this Law may not dispose of such property by any means transferring ownership before the lapse of five years from the date on which ownership was acquired.

Nevertheless, the Prime Minister may, in such cases as the Prime Minister may deem appropriate, authorise the disposal of the property before the expiry of such period.

Article (6):

Any disposition made in violation of the provisions of this Law shall be null and void and may not be registered.

Any interested party and the Public Prosecution may request a judgment declaring such disposition null and void, and the court shall rule on such nullity of its own motion.

Article (7):

The Real Estate Registration and Notarisation Authority shall be the authority responsible for implementing the provisions of this Law.

Special real estate registration and notarisation offices shall be established and shall have jurisdiction over all registration and notarisation matters relating to applications by non-Egyptians for the ownership of built properties or vacant land in accordance with the provisions of this Law.

Such offices shall complete the registration procedures within a maximum period of ten days from the date on which all required documents have been duly submitted.

The organisation of work within such offices shall be regulated by a decree issued by the Minister of Justice.



Article (8):

Law No. 56 of 1988 regulating the ownership by non-Egyptians of built properties and vacant land is hereby repealed.

Any provision that conflicts with the provisions of this Law is also hereby repealed.

Article (9):

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 stamped with the Seal of the State and shall be enforced as one of the laws thereof.

