



**Bureau of Experts at the Council of Ministers
Official Translation Department**

Law of Roads and Buildings

Royal Decree

June 26, 1941

Translation of Saudi Laws

NOTES:

1. This translation is provided for guidance. The governing text is the Arabic text.
2. The translation of Saudi laws takes the following into consideration:
 - Words used in the singular form include the plural and vice versa.
 - Words used in the masculine form include the feminine.
 - Words used in the present tense include the present as well as the future.
 - The word “person” or “persons” and their related pronouns (he, his, him, they, their, them, and who) refer to a natural and legal person.
3. Amendments to this Law are provided in the Appendix.

For any comments or inquiries, please contact the Official Translation Department at:

otd@boe.gov.sa



Law of Roads and Buildings

Article 1

This law shall be called the Law of Roads and Buildings.

Article 2

In this Law, the following words and phrases shall have the meanings assigned thereto:

- a) Building Authority: The Capital Municipality Presidency, the sub-municipalities, the engineers thereof, and members of the commissions authorized under the Law of Municipalities to exercise all or some of the powers and duties of the Building Authority under this Law.
- b) Building Plot: All lands that are designated for building purposes under the provisions of Article 6 of this Law.
- c) Plant: Any covered or uncovered place where a machine powered by electricity, steam, or any mechanical force operates to develop any product or carry out any industry.
- d) Residential Area: All zones that are designated for residential purposes under Article 6(d) of this Law.
- e) Vacant Land: All undeveloped, unfenced, and uninhabited lands within a town.
- f) Law: The Law of Roads and Buildings.
- g) Roads: All streets, public and private roads, squares, and sidewalks that are located within a sub-municipality's borders.
- h) Construction: Any new construction work including the excavation of foundations and the erection of a structure using one or more building materials, regardless of whether the purpose of such structure is known or unknown; this term shall encompass the construction of roshans (oriel windows), balconies (verandas), and pergolas.
- i) Restoration: The removal of any damage that has occurred to some or all of an existing structure, and restoring such structure to its previous state, provided that the damage thereof does not exceed approximately a cubit above the ground surface.
- j) Construction Permit: The document that permits the requested construction in accordance with the conditions and provisions specified in this Law or any other applicable laws.
- k) Property Owner: A person who owns a property or is responsible for its management by power of attorney, appointment, guardianship, trusteeship, or by any other means.
- l) Design: The approved plan of the area under the sub-municipality's jurisdiction, including the roads and the constructions thereof, in accordance with the provisions set forth in this Law.
- m) Engineer: A person who holds a degree from a recognized engineering school, or a person who has previously worked or undergone relevant training in engineering, has the necessary qualifications, and has been recognized as an engineer by official engineering authorities.
- n) Architect: A person who holds a license from the sub-municipality administration authorizing him to practice construction work.
- o) Architectural Cubit: A unit of measurement that equals 75 centimeters.
- p) Planning Boundary: A demarcation line that separates two zones based on their size and



boundaries determined in accordance with the approved design.

- q) Health Authority: The town physician or his equivalent, whether an individual or a group, who is selected by the mayor of the Capital Municipality or a head of a sub-municipality in collaboration with the Director of Health, and who is entrusted with some or all of the powers and duties assigned to the Public Health Authority under this Law.
- r) Public Street, Public Square, Garden, Public Orchard, or Park: All zones that are designated for public streets, public squares, gardens, public orchards, and parks under Article 6(a) of this Law.
- s) Local Publication: The dissemination of information using the methods of publishing local announcements in the sub-municipality's jurisdiction or using any other adequate means specified by the mayor of the Capital Municipality or a head of a sub-municipality.

Article 3

Notices or announcements to the property owner, or a person acting on his behalf, may be delivered by the department messenger or sent via registered mail to his last known address, if available. If no such address exists, the sub-municipality must post the notice conspicuously on the property in question or at prominent locations within the town, as well as publishing an announcement in the local newspapers.

Article 4

Employees of the Building Authority shall be prohibited from entering any premises for the purpose of verifying compliance with instructions and orders related to the construction, demolition, or repair of buildings or compliance with the architectural and sanitation requirements, without obtaining prior permission. If entry is required into a room or section designated for women, adequate notice must be given to the occupants of such property to allow sufficient time to relocate the women or to take appropriate measures to ensure their comfort.



Chapter 1: Town Planning

Article 5

A special technical committee shall be formed and entrusted with the task of gradually preparing and designing maps at a scale of no less than 1/10,000 based on rent. These maps shall be submitted for review by the relevant authorities, including the municipality, sub-municipalities, and the Municipal Council, in the presence of the Technical Committee. Upon approval, the maps shall be promptly submitted to higher authorities for necessary actions.

Such a committee shall start by drafting the maps of the capital city first, then proceed to the other main cities progressively.

Article 6

During the mapping process, special attention shall be paid to the locations of slaughterhouses; stables of horses, cattle, and the like; plants; factories; and warehouses used to store raw materials, construction materials, fuel, and similar materials. The positioning of these facilities in relation to residential areas must be defined, and the aforementioned maps shall take the following into account:

- a) Determining the location, width, and direction of roads and alleys, as well as the location and dimensions of public areas in the town, including public streets, squares, gardens, and public orchards, along with the location and dimensions of military barracks and their associated facilities in coordination with the relevant authorities.
- b) Determining the zones and plots where buildings shall be constructed in accordance with this Law, and further subdividing such zones and building plots into first, second, and third grade categories, including building plots.
- c) Determining the zones or the building plots which shall be used for residential purposes, shops, markets, auction yards, and plants, as well as the zones or building plots to be used as places where crafts posing health hazards are performed, and the like. No building within such zones may be used except for the designated purposes, taking into account the provisions of Article 6 of this Law.
- d) Designating one or more zones of land that shall be developed exclusively, whether by the Ministry of Finance or by sub-municipalities, for the housing of residents in suburbs; such zones shall be referred to as residential areas.
- e) In preparing the town maps, meticulous verification of the precise dimensions of all buildings, structures, lands, and the like, shall be ensured, based on the documents and deeds held by their owners. The Technical Committee may, in carrying out this task, seek assistance from a special committee formed by the municipality or the sub-municipalities to verify such dimensions and to duly make a decision thereof. The aforementioned maps shall include the following data:
 1. A demarcation line that distinguishes between the lands owned by the Ministry of Finance and those owned by the sub-municipality, as well as the portions of lands allocated for the residents.
 2. Zones of plots on which buildings already exist whether owned by the government or by individuals categorized into first, second, and third-grade buildings, with the lands on which they are categorized into zones and plots for residential properties, shops, markets, auction yards, as well as zones and plots for places where crafts that pose health hazards take place.
 3. Government land zones as well as residential areas.



4. Lands reserved for military authorities or for the government's use.
5. Vacant lands that do not fall within the aforementioned types; the mapping thereof must, to the greatest extent possible, conform to such lands' condition and nature unless government interests dictate otherwise. This map shall be made available for public access whenever necessary.

Article 7

The alignment and designs of roads shall be determined in accordance with a map prepared by the Technical Committee under this Law, and such map shall become effective upon its ratification by higher authorities.

Article 8

Roads shall be planned according to the approved design, provided that the execution of such design is carried out gradually. The design shall also be followed in case of construction of new buildings or reconstruction of dilapidated ones, except in cases where public interest necessitates demolition. Any damages incurred by property owners due to the execution of such design shall be compensated.

Article 9

Property owners shall receive notification, prior to the execution of the designs, specifying the manner of executing such designs, accompanied by a detailed architectural map. Property owners shall be given at least fifteen days to file any objections. Relevant authorities must, before commencing said execution, prepare to compensate the property owners in accordance with this Law.

Article 10

Objections submitted by the property owners mentioned in the previous Article shall be reviewed by the Administrative Council and then by the Municipal Council. Upon taking a decision, the objectors shall be informed, and if they do not accept such decision, a panel, elected by the property owner, the sub-municipality, and experts in the matter shall be formed. The final decision of this panel shall become effective, subject to obtaining approval from high authorities.

Article 11

If public interest dictates the expropriation of a portion of a land, the compensation amount to be paid to the property owner shall be determined by a committee of experts in the matter who shall be equally appointed by the sub-municipality and the property owner. Said committee shall decide on the method of the expropriation and shall submit its decision to the relevant high authority for approval.

Article 12

If the area taken from a land expropriated pursuant to Article 11 exceeds one cubit, the municipality shall immediately compensate the landowner for the value of the land taken beyond the first cubit. In cases where the land from which an area is expropriated is small and the remaining portion after the expropriation of the prescribed cubit has become no longer suitable for construction, the compensation shall be estimated for the entire land, excluding the one cubit, and shall be paid to the landowner. The compensation shall be determined based on the appraisal time and location by the committee referred to in the relevant Article.



Article 13

The appraisal committee shall, during its assessment of any property with multiple owners, appraise the value of each person's share in the property separately.

Article 14

If it becomes necessary to take a portion of a structure pursuant to the map mentioned in Article 7, the sub-municipality shall compensate the owner of such structure for such portion. The value of the portion taken and the costs of repairing the remaining part of the structure, if repairable, shall be assessed by the Technical Committee. If the remaining portion of the structure is deemed unusable, the Technical Committee shall estimate compensation for the entire structure, and the sub-municipality shall be responsible for paying such compensation to the property owner, take possession of the remaining part, and utilize such structure in a manner that preserves the layout of the street.

Article 15

Legally expropriated lands for the purpose of developing roads may not be reclaimed by their original owners, and they may not make any modifications whatsoever thereon.

Article 16

If more than ten buildings in one location are burned or demolished, and where such buildings are, in whole or in part, surrounded by roads, the municipality shall be required to prepare two maps. The first such map shall depict the layout of the old buildings, and the second map shall depict the buildings and roads to be developed, taking into account that such roads shall be designed according to the specifications prescribed in this Law.

Article 17

Dead-end roads located within the area affected by fire, as provided for in the previous Article, shall be opened, where possible, if public benefit exist, and compensation shall be provided in accordance with the relevant provisions of this Law.

Article 18

If a section of land is expropriated from the location affected by the fire for the purpose of widening or straightening a road, as per the map, and such section exceeds one cubit, the required width shall be estimated and paid to the owner of such section. If only the prescribed cubit is taken for the aforementioned purpose, it shall be without compensation. This shall also include plazas and orchards.

Article 19

If, after the opening, widening, or realignment of a road, a plot of land is left vacant and such plot is too small to build a house, shop, storage unit, or the like, the owner of the adjacent larger plot may acquire it; this acquisition shall be through mutual agreement on the price between the owners thereof. If they fail to reach an agreement, the sub-municipality shall estimate the price of said plot through a committee of experts and shall purchase said plot at the estimated price in order to utilize it in a way it deems beneficial.



Chapter 2: Using Zones Based on Their Types

Article 20

The following provisions must be observed when using zones:

- a) No establishment or facility within residential areas, such as shops or factories, may be used for activity or crafts that produce foul smell.
- b) No place designed for shops or markets may be used as factories for activities that produce foul smell.
- c) No building in an industrial zone may be used for crafts that produce foul smell; however, the Municipality Presidency and sub-municipalities may permit such use for a period not exceeding one year, taking into account the conditions and duration ratified by higher authorities.
- d) No residential property may be repurposed as a public place such as an office, mosque, hospital, clinic, hotel, coffeehouse, stable, garage, or toilets, nor may public places be converted into residential properties, unless the owners thereof obtain a written permit from the municipal department or the municipality. Such permit shall only be granted after the Building Authority and the Health Authority have conducted a thorough inspection and issued a decision confirming the building's suitability for the new purpose, provided that the necessary modifications and repairs to render the building fit for the new use are completed prior to issuing said permit.
- e) No temporary or permanent structure shall be erected in these zones without an explicit written permission from the Building Authority, taking into account any restrictions it deems appropriate. Any structure constructed without obtaining such license shall be demolished, and the costs shall be recovered from the person responsible for such unauthorized construction. If, however, said structure is consistent with the existing buildings in the zone and poses no harm to public interest or the interests of neighbors, it may be allowed to remain, with the owner required to pay a penalty equal to one-quarter of the structure's value. This shall be enforced by the building committee.

Article 21

Property owners may transform buildings into plots for the purpose of sale or change their use in new ways, as long as the property owner submits a request in this regard to the sub-municipality, attaching the map according to which such owner desires to dispose of his property. The Building Authority shall take the necessary legal procedures in accordance with the relevant provisions of this Law.

Article 22

Previously set and ratified maps may be amended if public interest necessitates such an amendment, subject to the approval of high authorities.

Article 23

Existing streets shall remain in their current status unless public interest dictates the increase of their width in accordance with the approved design of the town map. Any new street shall adhere to the following width requirements:

- Width of main streets shall be no less than 15 meters.
- Width of secondary streets shall be no less than eight meters and up to 12 meters.



- Width of alleys shall be no less than four meters and up to six meters.

Chapter 3: Provisions of the Building Lines

Article 24

Provisions of building lines:

- a) The Building Authority may establish a building line which shall not exceed 15 meters from the property line, provided that such line does not hinder the construction of buildings suitable for the zone.
- b) Once a building line is established in any residential area, no structures other than separation walls may be constructed beyond said line.
- c) When a building line is established on any street or a part of a street in zones designated for shops and markets, no structures other than arcades and verandas (balconies) shall be constructed beyond such line. Such arcades and verandas may not be constructed without a permit from the Building Authority. The Building Authority, when issuing such a permit, may specify the building materials to be used, may delineate the conditions according to which the map shall be designed, and may determine the construction methods it deems suitable for the buildings' grade in the zone. The public shall have the right to pass under such arcades and verandas.

Article 25

The Capital Municipality and the sub-municipalities shall designate names for main and secondary streets, taking into account historical events and occasions. It is strictly prohibited to damage, remove, or deface such names, and any person who commits such acts shall be subject to a fine of twenty-five qirshes or imprisonment for one day.

Article 26

The Capital Municipality and sub-municipalities shall systematically assign a specific number to each house or shop on any street or alley, ensuring that the numbering sequence ends at the end of such street or alley. Such numbers shall be written on standardized tin plates and displayed in a prominent position on such houses and shops. A one-time fee for the numbering plates shall be collected from the property owners when the levy of prescribed charges is collected. Property owners may not refuse payment. Any property owner who refuses to pay the plates' fee shall first receive a warning, and continued non-compliance shall result in doubling the fee. No person may damage, remove, or deface the numbers thereon, and any person who does so shall be subject to a fine of ten qirshes.

Article 27

No temporary or permanent structure may be constructed in the zones described in the paragraph in Article 6 except in accordance with the provisions regarding plot types in this Law. In such exceptions, the following considerations shall be taken into account:

- a) For the public interest and upon the approval of supreme authorities, the Building Authority may choose not to implement any article of this Chapter, in whole or in part, if it becomes clear that its implementation may cause difficulties, harm, hazards, or excessive expenditure.
- b) The mentioned section shall not apply to buildings constructed by the government unless they fall



outside the map ratified by the higher authorities. In such case, the action that serves public interest must be taken, subject to the approval of the supreme authority.

- c) No temporary or permanent structure may be constructed in the zones mentioned in Article 27(a and b) without permission from the Building Authority.

Article 28

No residential properties may be constructed on any building plot in any new zone unless the following conditions are met:

- a) The land area of the building plot may not be less than 175 square cubits as per the Building Authority's specifications for such town zone or any part thereof, subject to obtaining supreme approval.
- b) The width of the plot's front part on any street must be at least one-third of the length of such plot as measured longitudinally along that street, and it must not be less than nine meters or 12 linear cubits under any circumstances.
- c) The conditions stated in paragraph (a) of this Article shall not apply to any plot in the zones designated for shops and markets if such plot is not used for a structure intended for human habitation. Heads of sub-municipalities may, after obtaining supreme approval, disseminate a local order specifying the minimum area allowed for plots in such zones, the minimum width of such plots' front, as well as the minimum number of the plots therein and the percentage of plots that may be built.
- d) The Building Authority may waive all or part of the conditions in paragraph (a) of this Article if a privately-owned plot does not meet the aforementioned conditions at the time this Law is issued, and the Building Authority shall understand that it is neither feasible nor reasonable to ask the plot owner to acquire additional land to meet the conditions or to sell the plot to an adjacent owner. In cases of waiver, the unbuilt area may not be less than half of the plot's area.

Article 29

The following shall be adhered to in case of enclosing building plots or installing fences around such plots:

- a) The Building Authority shall notify the owner of any building plot within the town to install a fence at the legal boundaries of such plot within a specified period not exceeding six months from the date of notification.
- b) The owner of any building plot shall, upon notification by the Building Authority, enclose his land with a fence or wall as per its legal boundaries. The fence or wall shall not exceed a height of four cubits and shall be at least half a cubit thick. The construction of such fence or wall shall be completed within the period specified in paragraph (a).
- c) Owners of properties required, under this Law, to construct, demolish, or reconstruct fences or walls around their properties shall refer to the municipal department to obtain the design and necessary license before commencing work. Any person who fails to adhere to the provisions of paragraphs (a and b) of this Article shall be given an additional month to comply, during which a fine of eleven Saudi qirshes shall be imposed for each day of non-compliance. Failure to comply during this extended period shall result in imprisonment for a duration corresponding to the amount of the fine, calculated at one day for every twenty-five qirshes. Violators of the provisions of paragraph (c) of this Article shall be penalized with the demolition of their unauthorized structure in order to be reconstructed according to the approved design, or with a fine of one



hundred Saudi qirshes, or with imprisonment for four days.

Article 30

Any structure or part thereof that has become dilapidated and uninhabitable, and if it remains in such condition, may pose a hazard to adjacent structures, residents, and pedestrians, shall be addressed pursuant to a decision issued by the Municipality Authority or the sub-municipality upon the request of the Building Authority. The Building Authority shall then notify the owner that he is required to demolish such structure within an appropriate period specified in the notice. The owner of the structure, or a person acting on his behalf, shall promptly comply and carry out the demolition within the period specified in the notice.

Article 31

The following shall be taken into consideration when dealing with dilapidated buildings that pose a risk of collapse and that necessitate the municipality or sub-municipalities to notify the owners to demolish parts or all of such buildings in accordance with the provisions of the previous Article:

- a) If the building is owned by one person only and is unable to comply with the municipality's demolition order, as dictated by public interest, the relevant authority shall require the person to comply with such order. If it is proven that the property owner cannot comply with the demolition order due to financial reasons, the sub-municipality shall proceed with the demolition using its funds and the costs incurred shall be recovered from the property owner through the sale of the rubble, such as wood, stone, and the like. The owner shall be notified and required to attend the sale thereof which shall take place at a public auction, and which shall be attended by a senior expert in construction and a senior expert in the public auction.
- b) If the building is jointly owned by multiple persons who are unable to comply with the municipality's demolition order, the relevant authority shall require said persons to comply with the order. If it is proven that some owners are financially able to comply with the municipality's demolition order, while others are not, the capable owners shall be given the option to carry out the demolition, recovering the costs from the sale of the rubble, such as wood or stone, as described in the previous paragraph. Otherwise, the sub-municipality shall carry out the same in accordance with the previous paragraph.
- c) For buildings privately or jointly endowed, or designated as charitable or public endowments, one of the following procedures shall be adhered to:
 1. The Endowment Administration shall be responsible for the demolition of such endowed buildings if they generate income and the donor is a single entity or the endowment type is private. If there is no income for the endowed building, the sub-municipality shall, for the benefit of public interest, carry out the demolition using the funds available under the "extraordinary expenditure" clause in the municipal budget.
 2. If the building is endowed to a charitable institution, the relevant entities associated with such institution shall carry out the demolition. If such institution is not associated with any specific entities or such entities are incapable of providing the necessary funds for this purpose, the General Directorate of Endowments shall proceed with the demolition using the funds available under the specified clause in the following paragraph.
 3. If the endowment is public, which means it is not allocated to a specific entity and is under the jurisdiction of the General Directorate of Endowments with no budget or income, the General Directorate of Endowments shall enforce the demolition order using the funds available under the "extraordinary expenditure" clause. If the public endowment is not registered with the



Directorate of Endowments, the sub-municipality shall carry out the demolition in accordance with the provisions specified in paragraph (c) of this Article.

Chapter 4: Construction of Buildings on Building Plots

Article 32

Before commencing any construction project, individuals must submit an official application to the sub-municipality using the form attached herewith. The application shall include the plan for the proposed building. Projects that require demolition, repair, or construction as requested by the sub-municipality for the benefit of public interest shall be excluded.

Article 33

The sub-municipality shall grant construction licenses to the applicants mentioned in the previous Article, and such licenses shall remain valid throughout the construction process. Before granting them, the following conditions shall be observed:

- a) Verifying the ownership of the building to be constructed or restored, as well as the land.
- b) Implementing the map on the actual place for which the license is requested, with particular attention to the location of bathrooms and their specific sewerage systems.
- c) Taking into account prohibitions as stipulated in the relevant provisions of this Law.
- d) Verifying the status of any partnerships relating to the buildings to be constructed, regardless of their types, and obtaining the consent of all partners.

Article 34

Any dispute arising between property owners and the Building Authority regarding actions taken based on the relevant provisions of this Law shall be reviewed by the sub-municipality. The Administrative Council and the Municipal Council, when needed, shall take a decision thereof and property owners shall be notified of such decision upon its issuance. If any property owner objects to the decision, he may submit the decision with his objection to His Majesty the King within ten days from the date of notification.

Article 35

Any construction or restoration that goes beyond the license issued by the sub-municipality, in regard to the provided measurements and construction conditions, shall result in a written notification about such violation to the property owner. Such owner shall rectify the violation within a period not exceeding ten days as determined by the Building Authority. If the owner fails to do so, the Building Authority shall proceed to enforce the removal, with the costs incurred charged to the property owner as a penalty for such violation. Exceptions are made for cases where violators shall, under this Law, be subject to a doubled fee for initiating modifications that are unlicensed, but not prohibited.

Article 36

Property owners must notify the Building Authority upon completion of any construction project authorized by the sub-municipality, and the Building Authority shall then conduct a thorough



property inspection to verify that the construction complies with the issued license. Violations shall be subject to a penalty of fifty qirshes or imprisonment for two days.

Chapter 5

Builders: Civil Architects, Technical Engineers, and Contractors

Article 37

A builder shall be defined as a person who meets the following conditions:

1. That he be a Saudi citizen holding a valid identification record from the General Directorate of Souls' Statistics. Non-Saudi builders may be hired if no Saudi in the Kingdom can perform such tasks.
2. That he be certified by senior experts in the building profession, ratified by its chief attesting to such builder's competence and mastery.
3. That he then pays the prescribed fee according to the relevant provisions of this Law. Upon this, the applicant shall be granted a license which shall remain valid and effective throughout his practice of such profession, and the license shall explicitly state that the holder thereof is not authorized to be a supervisor in construction work.

Article 38

An architect shall be considered a civil architect if he is a Saudi citizen holding a valid identification record from the General Directorate of Souls' Statistics and meets the following conditions:

- a) That he has actively practiced architecture for at least ten years from the date of his licensing to practice this profession after the issuance of this Law. Note: Architects who previously practiced architecture shall be required to comply with the previous Article only.
- b) That he is capable of implementing the instructions issued periodically by the sub-municipality regarding the scope of architects' responsibility within their licensed area of work.
- c) That he be tested practically by the Building Authority in the presence of a technical engineer and a senior expert in the profession.
- d) Upon meeting the conditions specified in the previous paragraphs, a decision shall be made by the examining panel and such decision shall serve as the grounds according to which an official license and a civil architect certificate shall be granted to the civil architect. Said license and certificate shall be regulated by the municipal department in accordance with established protocols and they shall state that the holder thereof is authorized to be a supervisor in construction work.

Civil architects may be non-Saudi if there are no Saudi citizens in the Kingdom of Saudi Arabia to perform their tasks.



Article 39

The following conditions shall be met prior to licensing any technical engineer:

- a) That he be a Saudi citizen. Technical engineers may be non-Saudi if no Saudi citizens in the Kingdom of Saudi Arabia are capable of performing such tasks.
- b) That he possesses a recognized engineering degree that demonstrates competency and states his specialization.
- c) That his documents have been reviewed and verified by the Building Authority, with the participation of the sub-municipality's technical engineer.

Article 40

Any technical engineer, architect, or contractor shall be financially liable for any technical defects he caused resulting in damage to the projects he has undertaken within his respective area of specialization, and a bond must be obtained from each one before authorizing them to practice their work.

Article 41

Contractors may accept building and construction jobs on the basis of the following conditions:

- a) The contractor is able to provide an official certificate of financial standing. In such case, a portion of his assets appropriate to the value of the contract must be held, along with providing a financial guarantor. Both the portion of his assets and the guarantor must be registered with the notary public. All registration expenses shall be paid by the contractor.
- b) The contractor provides a certificate of good conduct and reputation regarding his previous work.
- c) If the contractor is not a technical engineer, he shall appoint a civil or technical architect who meets the aforementioned conditions to act on his behalf. The Building Authority may, with the participation of a technical engineer, deem the contractor fit to perform the assigned tasks. Any financial liability arising from failure to comply with the contractual terms shall rest with the contractor himself who may seek compensation from the designated architect for any architecturally related damages.
- d) Any dispute arising between the property owner and the civil architect, engineer, contractor, or whomever is acting on the contractor's behalf, whether an architect, a builder, any other person, shall be reviewed and investigated by the Administrative Council within the sub-municipalities. If an agreement cannot be reached, the Municipal Council shall review the case, and its decision shall be binding unless an objection is filed. In such instances, the matter shall be referred to the competent courts for resolution.



Chapter 6: Special Provisions regarding Construction Work

Article 42

Before commencing the construction work on any building plot, all vegetation and organic materials must be removed from the construction site, and the land shall then be leveled using the material specified by the Building Authority, as it deems appropriate.

Article 43

No person shall carry out any digging or filling operations in any public street, plaza, or garden without obtaining a written permit from the Building Authority. This permit shall specify the purpose of the excavation and the duration of such digging. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days.

Article 44

Upon the expiration of the digging or filling permit, the permit holder shall repair the ground surface to a standard deemed satisfactory by the Building Authority. In case of not carrying out such repair, the Building Authority may carry out the necessary repairs and recover the costs from the permit holder who shall be subject to a fine of fifty qirshes or imprisonment for two days.

Article 45

Every digging site must be securely covered to prevent accidents involving pedestrians falling in, and a red light shall be placed and kept illuminated therein from sunset to sunrise. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, to be imposed again in case of continued non-compliance.

Article 46

The Building Authority may grant a permission to use any public street, square, public garden, or plaza when there is a need to construct, alter, or demolish any structure. The Building Authority may, when necessary, require the area to be enclosed with an appropriate wall or fence. The safety of pedestrians from falling stones or other construction materials shall be maintained; a two-meter distance between the wall or the fence and the construction site is recommended, and a red light shall be placed and kept illuminated therein from sunset to sunrise. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, to be imposed again in case of continued non-compliance.

Article 47

When construction is underway at any site in a city, construction tools and materials must be used and stored in a manner that does not obstruct the public or any public roads. Sturdy scaffolding equipped with guardrails must be installed around walls during construction if the height of the building exceeds ten feet (3.05 meters or four cubits) for wooden structures. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days.

Article 48

Upon completion of a construction, the building owner must remove all materials, rubble, and waste from the construction site and surrounding land and streets. If the owner fails to do so within seven



days of notification, the Building Authority may order the removal of these items to a location it deems appropriate. The costs of this removal shall be recovered from the building owner who shall also be subject to a fine of fifty qirshes or imprisonment for two days.

Article 49

The ground level of all residential properties must be at least 30 centimeters above the level of the adjacent street or the surrounding land, whichever is higher, unless a permit is obtained from the Building Authority. In case of shops, elevation of the ground level shall be determined by the Building Authority.

Article 50

All buildings, except for thatched shacks, must be constructed in a manner that ensures they are able to safely support the weight of any additional structures, while withstanding weather conditions, soil interactions, and the like.

Article 51

The ceilings must be designed to sustain the minimum load-bearing capacity without exceeding the maximum limits, as follows:

Ceilings inclined at an angle not exceeding 20 degrees shall sustain a load of 300 pounds per square cubit; ceilings inclined at an angle not exceeding 40 degrees shall sustain a load of 210 pounds per square cubit; ceilings inclined at an angle exceeding 40 degrees shall sustain a load of 240 pounds per square cubit.

Article 52

The exterior walls of first and second-grade buildings must be constructed from stone mixed with mortar (clay) or any other more durable material.

Article 53

Second-grade buildings may be constructed from adobe brick (mud mixed with straw) or any other more durable material.

Article 54

Walls constructed from stone, burnt brick, mudbrick, or similar materials must have its parts securely bonded and firmly assembled using mortar. Walls with different directions as well as partition walls made from such materials or similar ones must be firmly connected to the adjoining walls. The top of each wall must be coated with tiles to prevent moisture or water infiltration.

Article 55

Protrusions on any wall facing the street, including cornices, base moulding, or any other architectural decorations, shall not be permitted if they extend more than 45 centimeters. Any protrusion that encroaches upon the land of an adjacent property owner must be removed, when necessary, to enable the neighbor to build. If not removed, the neighbor may request their removal at the owner's expense and the cost thereof shall be considered a debt.



Article 56

Exterior walls must be constructed according to the specifications provided in the following tables. In all cases, the prescribed wall thickness shall be the minimum thickness at which the wall should be constructed. The Building Authority shall determine whether the bricks or other solid materials to be used in wall construction comply with the specifications set forth in Table 1, Table 2, and Table 3, and it may permit wall thicknesses that fall between the numbers specified in said tables.

Table 1

Article 57

Thickness of building walls, when constructed using good, sound, strong, burnt or artificial bricks and when plastered with lime mortar (Norah Baladi) and cement as specified in Table 3, must be as follows:

1. Wall thickness of single-story buildings shall be 23 centimeters.
2. Wall thickness of two-story buildings shall be 35 centimeters for the walls in the first story, and 23 centimeters for the walls in the second story.
3. Wall thickness of three-story buildings shall be 47 centimeters for the walls in the first story, and 35 centimeters for the walls in the second and third stories.
4. Wall thickness of four-story buildings shall be 59 centimeters for the walls in the first story, 47 centimeters for the walls in the second story, and 35 centimeters for the walls in the third and fourth stories.

For buildings higher than four stories, the wall thickness of the upper four stories must follow the aforementioned specifications, and the wall thickness for lower stories must be increased by 12 centimeters or reinforced for each additional story as deemed necessary by the Building Authority. If, however, the wall thickness is increased beyond the specified amount for the first story, proportional increases must be applied to subsequent stories. No part of any wall may be less than 35 centimeters, except for the roof.

Table 2

Thickness of building walls, when constructed using stone and when plastered with lime mortar (Norah Baladi), shall be as follows:

Wall thickness of single-story buildings shall be 40 centimeters.

Wall thickness of two-story buildings shall be 45 centimeters for the walls in the first story, and 40 centimeters for the walls in the second story.

Wall thickness of three-story buildings is 55 centimeters for the walls in the first story, 45 centimeters for the walls in the second story and 40 centimeters for the walls in the third story.

Wall thickness of four-story buildings shall be 70 centimeters for the walls in the first story, 55 centimeters for the walls in the second story, 45 centimeters for the walls in the third story, and 40 centimeters for the walls in the fourth story.



For buildings higher than four stories, the wall thickness of the upper four stories must follow the aforementioned specifications, and the lower stories' wall thickness must be increased by 15 centimeters for each additional or reinforced story as deemed necessary by the Building Authority.

Table 3

Thickness of building walls, when constructed using concrete blocks and when plastered with cement mortar, shall, upon ratification by the Building Authority, be as follows:

Wall thickness of single-story buildings shall be 20 centimeters. Wall thickness of two-story buildings shall be 30 centimeters for the walls in the first story, and 20 centimeters for the walls in the second story. For buildings higher than two stories, the walls must be reinforced as deemed necessary by the Building Authority.

Table 4

Thickness of building walls, when constructed from clay or unburnt bricks (mud), shall be as follows:

Wall thickness of single-story buildings shall be 37 centimeters.

Wall thickness of two-story buildings shall be 50 centimeters for the walls in the first story, and 37 centimeters for the walls in the second story.

Article 58

For the walls where the requirements specified in Table 1, Table 2, and Table 3 of this Article apply, the height of each story must be approximately 4.25 or $5 \frac{2}{3}$ cubits, and, for the walls where the requirements specified in Table 4 of this Article apply, the height of each story must be 3.25 meters or approximately $4 \frac{1}{3}$ architectural cubits, measured floor to floor up to the ceiling supports. The thickness of any upper stories or lower stories must be proportionally increased.

Notwithstanding the above specifications, if the height of a single-story building or the height of the second-story walls in a two-story building exceeds 3.80 meters (or about five cubits), the wall thickness must be increased to 35 centimeters. This increased wall thickness may be maintained up to the height of one story, as previously indicated.

The increase in wall thickness may be provided through bars that are distributed proportionally; the total width of such bars shall equal one-quarter of the wall.

Article 59

Any wall or part thereof that does not exceed 35 centimeters in thickness and that exceeds nine meters in length, measured from the exterior of the adjacent wall or from the intersecting or dividing wall to the second wall, must have its thickness increased or reinforced with buttresses or supports to bear the load of its nine-meter length. Any wall that supports a ceiling over a span exceeding eight meters must have its thickness increased or be reinforced to $4 \frac{1}{2}$ meters, as previously specified. Failure to comply with these requirements shall result in the sub-municipality carrying out the necessary reinforcements and charging the owner double the incurred costs.



Article 60

If an opening or doorway is made in any wall of a building story, and the span of such opening or door exceeds half of the wall's surface or extends over two or more stories, the walls between such openings and doorways must be reinforced with sufficient buttresses, supports, or the like. These reinforcements must be installed at the edge or corner where two streets intersect and are adjacent to the building, or within ninety centimeters of such point. Failure to comply with these requirements shall result in the sub-municipality carrying out the necessary reinforcements and charging the owner double the incurred costs.

Article 61

The dimensions of interior and intersecting walls, which are not intended to carry the weight of the timber joists of the first story's ceiling, may be less than the specified dimensions for exterior walls, subject to the approval of the Building Authority.

Article 62

When any of the main interior walls are supported by iron columns or simple beams, the Building Authority may require encasing such iron columns and simple beams in a fire-resistant material such as cement, gypsum plaster, or any other suitable material; the layer thereof shall be at least two centimeters thick to ensure protection from fire.

Article 63

Ceiling joists must have adequate support at both ends and must be securely positioned to sustain the entire weight. The load shall be distributed onto the wall by means of a vein or block or the like, which are referred to here as the "bearers".

Timber lintels must have a depth of $1 \frac{1}{2}$ times the width of the opening and must be coated with a material that protects them from decay and termites, as required by the Building Authority.

Article 64

The Building Authority may request the appropriate treatment of all wooden columns to prevent damage from termites and earthworms, using methods deemed suitable and affordable for public use.

Article 65

A permit may be granted for the construction of a balcony over a road or pathway, provided that the balcony's width is no less than six cubits and its height is no less than six cubits above the pathway surface. If the balcony is supported by brackets attached to the wall on which it is constructed, the lower ends of these supports must be at least $2 \frac{1}{2}$ meters above the walkway surface.

Article 66

All balconies must be constructed with a level of durability, coordination, organization, and alignment that comply with requirements set by the Building Authority in accordance with this Law.

Article 67

Distance between kiosks and balconies in adjoining houses must be at least three cubits. If a dispute



arises between the owners thereof, each owner must keep a distance of one and a half cubits.

Article 68

If a person builds a house or wishes to extend an existing structure by constructing a kiosk or balcony, and there is an adjacent old house, he must maintain the distance as per Article 67, with the distance being measured from the opening of the adjacent old house.

Article 69

A permit to construct a roshan (oriel window) in a new building on a street or public alley may only be granted if the area of such roshan (oriel window) is less than half of the frontage area where it is to be constructed. The extent of the protrusion thereof may vary depending on the width of the street it overlooks; however, it must not exceed one meter and there must be a gap of no less than four cubits between this roshan (oriel window) and any opposing structure.

Article 70

If a kiosk or balcony from an old building collapse and its height from the ground surface is less than five cubits, the owner thereof shall, upon reconstruction, increase the height of such kiosk or balcony to meet the height specified in the relevant preceding Articles.

Article 71

The projections over the alignment line must be as follows:

- a) The side of the door may not exceed three qirats.
- b) The base plate and stone footing of the column may not exceed four qirats.
- c) The window screen or its iron may not exceed four qirats.
- d) Glass shopfronts, glass windows in private properties, and fixtures used in shops for hanging things may not exceed six qirats. Rain gutters shall be proportional to the width of the street, taking into account current circumstances. In newly constructed buildings, however, pipes that extend to the ground must be used instead of gutters.

Article 72

Gas lamps and similar fixtures that are mounted on the walls overlooking roads shall be placed at a height of five cubits, with a protrusion of one and a half cubits onto the road.

Article 73

Doors of shops must be designed to open inward, but it is permissible to have them open outward if designed using special hinges where the thickness of the door folds do not exceed six qirats beyond the sides of the shop.



Chapter 7: Ventilation, Lighting, Bathrooms, Chimneys, Electrical Wires

Article 74

Rooms used for habitation must be equipped with one or more windows, the size of which is no less than one-tenth of the floor area, excluding any projections. These windows must allow for adequate ventilation and lighting in compliance with sanitation regulations, including those pertaining to bathrooms and their sewerage systems.

Article 75

In case of constructing more than one building in one courtyard, such buildings must be arranged in a way that ensures adequate lighting and ventilation in accordance with sanitation requirements.

Article 76

Public gathering places must have multiple doors and exits as needed, with at least two spaced apart from each other. Any internal staircases must lead to these doors and exits, and the width of such doors, exits, and staircases must be at least two meters for every 20 people who are likely to pass through them.

Article 77

If two persons share ownership or leasehold of a white land, and one of them desires to construct a new building thereon, each of them must refrain from using at least one and a half cubits from his respective portion of the land. The combined space left by both parties shall serve as a shared right to ensure adequate lighting and ventilation for both buildings.

Article 78

All stoves, ovens and gas motors must be equipped with special chimneys or pipes to carry smoke and other traces of combustion outside the building. Installation of such pipe or chimney in any new or existing building may only be permitted if the height of the chimney pipe exceeds the height of any adjacent building by at least one meter. Violators shall be subject to a fine of fifteen qirshes or imprisonment for two days, and shall be required to take the necessary corrective actions.

Article 79

All electrical wires close to or pass through that wooden structures must be fully insulated using special non-conductive pipes or any other risk-prevention methods, as determined by the Building Authority in accordance with this Law. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, and shall be required to take the necessary corrective actions.

Article 80

Electrical wires may not pass on or through buildings and residential properties belonging to others, except for buildings being provided with electricity for lighting, in which case technical methods must be observed.



Article 81

The property owner, a person acting on his behalf, or any person involved with the electrical work shall address any issues related to the removal, repair, renewal, installation, or completion of electrical wires and their placement upon receiving the first notification from the Building Authority. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, and shall be required to take the necessary corrective actions.

Article 82

Residential properties, whether private or public, shall not be constructed without a bathroom that meets sanitation requirements. Bathroom pipes shall be connected to the upper part of the building and shall be covered with wire mesh, and such bathrooms shall have a ventilation window facing the street and the toilet seat thereof shall be equipped with a flush system or bowl siphon. The bathroom shall also include an air vent connected to the upper part of the building with its opening covered by wire mesh. The toilet seat or squatting pan shall be connected to the public sewerage system or to a private septic tank that complies with the technical specifications stipulated by the Building Authority.

Article 83

Flooring of bathrooms and kitchens must be made of cement, and at least one meter of the height of the interior walls of such bathrooms and kitchens shall be coated with a layer of cement.

Article 84

Digging any toilet in newly developed areas may not be permitted within a distance of less than 20 meters from any well or drinking water source. The depth of toilet pits shall not be less than seven meters (equivalent to $9\frac{1}{3}$ cubits), and such pits shall not be dug in any location where they might reach to within three meters of the surface of the water underground. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, and shall be required to take the necessary corrective actions.

Article 85

Placing any insoluble materials or objects in water pipes in a way that obstructs the flow shall be strictly prohibited.

Article 86

All wastewater from bathrooms must be drained outside residential properties through pipes or drains lined with a non-permeable material, and cesspools shall be constructed for this purpose as specified by the Building Authority. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, and shall be required to take the necessary corrective actions.

Article 87

Pipe joints and connections must be tightly made and securely assembled and the part of the pipes that are located outside the exterior wall must be designed to allow air to pass through, when necessary. The external parts of pipes may be replaced with an open channel that is adequately sloped, and lined with a non-permeable and non-porous material.



Article 88

The Building Authority shall require property owners or the persons acting on their behalf to repair any detected defects in the water pipes violating urban sanitation requirements. The Building Authority shall ensure that all wastewater is properly drained and any stagnant water is removed in all circumstances. Violators shall be subject to a fine of twenty-five qirshes or imprisonment for one day, and shall be required to take the necessary corrective actions.

Article 89

Potable water pipes may not be positioned adjacent to wastewater pipes.

Article 90

Septic chambers shall be of sufficient size and constructed in a manner approved by the Building Authority, and they may not be placed near a functioning well.

Article 91

Proper systems for draining rainwater, washing water, and any excess water from houses and yards must be installed in accordance with the technical and sanitation specifications provided by the Building Authority and the Health Authority.

Article 92

Gutters used for draining water from rooftops shall be replaced with pipes that direct water down to a distance of a quarter of a cubit at most from the base of the building. This shall apply to newly constructed buildings in residential areas, and may be implemented gradually in old buildings.



Chapter 8: Residential Area Designation and Construction Conditions

Article 93

If new residential areas are to be established on vacant land, the Building Authority shall first carry out the planning and create a map of the area, dividing it into appropriate plots. No construction whatsoever may be permitted thereon prior to the completion of the planning process.

Article 94

If the land to be planned for residential properties belongs to the Ministry of Finance, a representative therefrom must participate in its planning and division. If the land is a private property, representatives of the property owners must participate in the planning and division process.

Article 95

Any person who has been allocated a plot in such zone must construct the buildings thereon in accordance with the instructions of the Building Authority, as specified in the relevant provisions of this Law.

Article 96

Buildings shall be constructed on the plot's parts that are designated by the Building Authority. If multiple buildings are to be constructed, measures must be taken to ensure adequate lighting and ventilation in each building.

Article 97

Every room intended for human habitation must have a floor area of no less than nine meters (16 cubits), and a space of no less than 20 cubic meters (48 cubits).

Article 98

Every room intended for human habitation, built of clay or of a stronger material, shall have an area for windows and skylights not less than $\frac{1}{10}$ of the floor area.



Chapter 9: Measures for Preventing Fires and Floods

Article 99

The municipality or sub-municipalities shall determine the quantity of wood that may be stored in warehouses within the town zone or any part therein, provided that fire-fighting equipment specified by the sub-municipality is available near such warehouses.

Article 100

The use of a certain amount of petroleum, gasoline, and similar flammable materials, which are essential for daily consumption, shall be permitted in the town. The sub-municipality may regulate the quantities used, if necessary.

Article 101

The storage of flammable and combustible materials within the town shall be strictly prohibited under any circumstances. Such prohibition in any urban area within the town includes the storage of shaqudaf (domes covered with palm thatch and fabric), hay, gunpowder, and all types of explosives. The storage of only necessary quantities of such materials may be licensed in special cases, provided that their warehouses are far from residential areas and that such warehouses are constructed according to modern standards that effectively prevent the outbreak and spread of fire to other buildings. This shall not be incompatible with the provisions of the Law of Petroleum, Law of Weapons, Ammunition, and Explosives or any other related law issued by the government.

Article 102

Any private building, commercial establishment, industrial plant, and the like must have sufficient emergency exits to evacuate all occupants within five minutes in the event of fire. If such building, establishment, or plant consists of more than one inhabited floor, they must have two exits, which shall be incorporated at the beginning of construction under the supervision of the Building Authority.

Article 103

The municipality and sub-municipalities may prohibit the ignition of fires in any market zone, except in kitchens or any other places designed for such purpose within the town.

Article 104

Kitchens, cafes, ovens, blacksmith shops and carpenters' shops must be built of stone and have iron roofs. The doors and windows thereof must be plated with zinc, and the use of wooden shelves or cabinets near any burners shall be strictly prohibited.

Article 105

No wooden or tin shacks may be built within urban areas; such shacks may only be built outside urban areas under the supervision of the Building Authority.



Article 106

Any person responsible for directing fire-fighting efforts during a fire, whether a technical employee, police officer, paramedic, or municipal officer, shall:

- a) notify municipal, emergency, and police departments of the incident and its location, and urge them to act as quickly as possible;
- b) remove any person who obstructs or interferes with fire-fighting efforts;
- c) close any roads or pathways leading to the fire site;
- d) demolish any structure to the extent necessary to prevent the spread of fire;
- e) enter any premises needed for operating fire pumps or similar equipment or any premises needed for drawing water from the sources therein, such as water pipes, tanks, containers, wells, or cisterns, whether these sources are private or public; and
- f) shut off main and secondary pipes to conserve water pressure for firefighters, and take any other measures necessary to complete the task.

Article 107

If any amount of money is recovered from a fire by the efforts of firefighters or other persons, the relevant authorities shall reward such firefighters or persons with an amount proportional to the amount recovered. In the absence of an agreement on the reward amount, a joint panel comprising representatives from the sub-municipality and police as well as a summary court judge shall determine the amount thereof.

Article 108

In the event of danger to human life, health, or property due to fire, flood, heavy rain, or similar sudden incidents, whether such danger is direct or indirect; all shops, sub-municipalities and the employees thereof, police officers, paramedics, and any administrative or judicial officers must immediately summon help from any person present or nearby, and they shall seek assistance from any relevant government agency or charitable organization. Any employee in a relevant government agency who fails to perform this duty shall be subject to a deduction of half his salary for the first instance, doubled for the second instance, and dismissal from his job for the third instance.



Chapter 10: Sanitation Precautions

Article 109

The Building Authority and the Health Authority must, each within their jurisdiction, ensure that every structure constructed for residential purposes is equipped with the necessary lighting and ventilation; this is in case the property owner neglects to include details related to such requirements in the submitted map.

Article 110

The municipality or sub-municipalities, in consultation with the Health Authority, shall determine the capacity limits for any structure.

Article 111

Property residents and landowners in the town shall maintain cleanliness and adhere to sanitation regulations in and around such properties and lands as well as in and around any places under their ownership or use. The sub-municipality shall be responsible for the same in streets, alleys, squares, and plazas, in accordance with its applicable law.

Article 112

Throwing rubbish or the like from windows as well as discarding waste, odor-producing liquids, or decayed bones in any alley, market, street, plaza, public square, parks, open space, or watercourse, even in a land a person owns within the town, shall be prohibited, and such materials shall only be placed in the areas designated by the sub-municipality. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days.

Article 113

The municipality and sub-municipalities shall, as quickly as possible, transport animal carcasses and waste to the places designated for incineration outside the urban area.

Article 114

If the sanitary condition deteriorates due to the overflow of a toilet, swamp, cistern, or sewer pipe, and this is caused by the tenant, such tenant shall be responsible for the necessary cleaning and purification. If the issue is not caused by the tenant, the owner shall be responsible for such cleaning and purification. The Building Authority shall specify the deadline by which the work must be completed, and non-compliance will result in the sub-municipality performing the required work and charging the responsible party double the cost.

Article 115

The Health Authority may request the sub-municipalities to prohibit the use of any water source, whether public or private, if such source poses a hazard to public health. The sub-municipality shall secure such water source and strictly forbid its use as long as such hazard persists. Violators shall be subject to a fine of fifty qirshes.



Article 116

No person may dig a well for personal use or charitable purposes without obtaining a permit from the Building Authority. The technical methods for constructing wells using stones and for securing them must be adhered to, with measures taken to ensure that the wellhead is securely protected and the surrounding area does not become stagnant. Violators shall be subject to a fine of fifty qirshes or imprisonment for two days, and they shall comply with this Law during reconstruction.

Article 117

The Building Authority and Health Authority must notify the property owner in writing to purify any well proven to contain harmful substances to health; such purification process shall be carried out within a period specified in the notification. The use of the well must cease until purification is completed and any stagnant water is removed. Failure to comply upon expiry of the period shall prompt the sub-municipality to take the necessary measures, with the costs charged to the property owner or the person acting on his behalf. If, however, the well belongs to a charitable institution or endowment, such institution or endowment shall be responsible for such purification process; otherwise, the sub-municipality shall, for the benefit of public interest, use its funds to take the necessary measures upon expiry of the said period.

Article 118

The Health Authority shall monitor cisterns and public bathrooms as well as swimming tanks (pools) within its jurisdiction, and it shall ensure they are always safeguarded from any harm that may compromise or jeopardize public health. The Building Authority must refrain from permitting the construction of any new structure of this kind unless it meets the necessary sanitation and technical requirements.

Article 119

Residents of buildings in the town shall comply with all sanitation precautions and technical measures required to prevent mosquito breeding. They shall not allow stagnant water to accumulate in their lands and they shall change the water in water tanks (pools) and water ditches at least once a day, taking into account the relevant law.

Article 120

The Health Authority shall monitor wells, water channels, and rainwater retention basins from technical and sanitation perspectives to prevent mosquito breeding, and shall notify the owners thereof to take the necessary action.



Chapter 11: Provisions Related to the Construction License

Article 121

Any person who desires to construct any structure or restore an existing one may, after obtaining the necessary license and paying the required fee, proceed with such construction or restoration in accordance with the license granted thereto under the provisions of this Law.

Article 122

Violators against whom a fine is imposed shall be given a five-day notice to pay such fine.

Article 123

Any penalty for which a fine or imprisonment is imposed, imprisonment shall only be resorted to if the fine remains unpaid after the notice period has expired.

Article 124

The Capital Municipality, sub-municipalities, and the Building Authority shall implement the provisions of this Law, and they shall be held accountable for any failure or negligence in its enforcement.

Article 125

Any person who has obtained a construction license as outlined in the provisions of Chapter 4 of this Law shall not be prevented from continuing the permitted construction except by a judicial decision from the relevant court in matters of ownership.

Article 126

The sub-municipality may review any disputes or disagreements that arise between a license holder and a person who seeks to halt the construction to decide whether such dispute or disagreement is administrative in nature. The sub-municipality may temporarily suspend such construction until an investigation into the circumstances of the dispute or disagreement is conducted, and if the investigation reveals that the dispute or disagreement is administrative, it shall be reviewed by the Building Authority in accordance with the relevant provisions of this Law. The right of appeal before the Municipal Council shall be reserved for both parties involved in such dispute or disagreement, and the decision of the Municipal Council on the matter shall be final and binding.

Article 127

The temporary halt mentioned in the previous Article must not exceed fifteen days, and if the investigation extends beyond such period, the provisions of Article 125 of this Law shall apply to the dispute or disagreement in question.



Article 128

Any person who initiates construction or restoration work without obtaining an official license from the sub-municipality and without paying the required fees shall be subject to the following:

- a) The property owner shall be penalized for carrying out construction work without a license by doubling the license fee for the first violation, and such penalty shall be doubled for any subsequent violations.
- b) The builder shall be subject to a penalty if the property owner has duly obtained the license but the builder exceeds the license's limits. Both the builder and the property owner shall be subject to a fine of no less than fifty qirshes or imprisonment for two days, and such property owner may seek compensation from the responsible party for any incurred penalties.

Article 129

For any violation of any provision of this Law where no specific penalty is prescribed, the Municipality Authority in the capital city and the sub-municipalities in the remaining jurisdictions shall specify the appropriate penalty and forward it to the Prosecutor in the capital city and the administrative governors in the remaining jurisdictions, who shall then issue an order in this matter.

Article 130

Penalties prescribed in this Law shall only be enforced after the issuance of a decision by the Municipality Authority in the capital city and by the sub-municipalities in the remaining jurisdictions.

Chapter 12: Construction and Restoration Fees

Article 131

In constructing single story buildings, half of one Saudi qirsh shall be charged for each architectural cubit of the floor area. In constructing more than one story buildings, one Saudi qirsh shall be charged for each architectural cubit of the floor area of each additional story beyond the first.

Article 132

In constructing shops, bakehouses, coffeehouses, and mills, two Saudi qirshes shall be charged for each architectural cubit of the floor area.

Article 133

If a structure is to be constructed on a roof of a shop, bakehouse, coffeehouse, or mill, such roof shall be regarded as the ground level, and a fee shall be charged in accordance with Article 131.

Article 134

If a demolished wall is to be reconstructed in shops, coffeehouses, bakehouses, or mills, a fee shall be charged for each square cubit of the floor area. Such fee shall range from half of one Saudi qirsh up to two qirshes, based on the location of the plot, with the maximum fee applicable only to premises situated in primary and significant locations.



Article 135

Fees for constructing roshans (oriel windows), balconies, cisterns, and separate detached bathrooms shall be as follows:

- a) If the front of a roshan (oriel window) in any story of a house extends no more than one cubit, such roshan (oriel window) shall be exempt from fees. If, however, its front exceeds one cubit, twenty Saudi qirshes shall be charged for each cubit.
- b) For balconies, twenty Saudi qirshes shall be charged for each cubit.
- c) For separate detached bathrooms and cisterns, five Saudi qirshes shall be charged for each square cubit of the total floor area.

Article 136

Two Saudi qirshes shall be charged for each square cubit of the total floor area of any shops, coffeehouses, bakehouses, mills, bathrooms, storehouses, and factories that are intended for use, provided that each of them is equipped with sufficient canopies.

Article 137

One Saudi qirsh shall be charged for each architectural cubit of the total area of the swimming tanks (pools) to be constructed whether inside or outside the houses, and the same shall be charged for each architectural cubit of water pipes extending beyond the property line.

Article 138

One Saudi qirsh shall be charged for each cubit of walls to be constructed around unfenced lands and dilapidated houses, and the same shall be charged for walls that the Building Authority requests to be constructed in order to demarcate a plot within the municipal boundaries pending construction thereon, provided that measurements shall be taken linearly and not by square area calculation.

Article 139

A fee of Ten Saudi qirshes shall be charged for each cubit of the total floor area of plants, such as the ice factories, flour mills, and the like, whereby such fee shall be assessed on the entirety of the premises rather than proportionally by production capacity.

Article 140

A fee of half of a Saudi qirsh shall be charged for each square cubit of the total floor area of newly constructed tin and wooden shacks, and the same shall be charged for each cubit of the total length of tin walls. This charge shall be increased by one Saudi qirsh for each square cubit of tin shops and coffeehouses.

Article 141

A fee of twenty Saudi qirshes shall be charged for installing a burner, stove jack, food boiler, or the like, and three Saudi qirshes shall be charged for each cubit of the total floor area of brick, mortar, and pottery factories.



Article 142

A fee of fifteen Saudi qirshes shall be charged for each protruding shack constructed on the roofs of shops.

Article 143

A fee of fifty Saudi qirshes shall be charged for each privately owned well that is dug for personal, non-charitable, purposes.

Restoration fees

Article 144

The restoration fees shall be based on the linear cubit, as follows:

- a) For one to 49 cubits, ten Saudi qirshes shall be charged.
- b) For 50 to 99 cubits, fifteen Saudi qirshes shall be charged.
- c) For 100 cubits and above, thirty Saudi qirshes shall be charged.

Article 145

The fee charged for the restoration of shops, coffeehouses, bakehouses, mills, bathrooms, storehouses, and factories shall be as follows:

For one to 29 cubits, fifteen Saudi qirshes shall be charged.

For 30 cubits and above, thirty Saudi qirshes shall be charged.

Article 146

A fee of fifteen Saudi qirshes shall be charged for fixing a burner or food boiler as well as for factories.

Article 147

The fee charged for the restoration of shelves and cabinets in shops shall be based on the cubit, as specified in the Article.

Article 148

The fee charged for the restoration of protruding shacks on the roofs of shops shall be based on the cubit.

Article 149

The fee charged for the restoration of wooden and tin houses shall be as follows:

- a) From one to 11 cubits, fifteen Saudi qirshes shall be charged.
- b) From one to 11 cubits, thirty Saudi qirshes shall be charged.



Article 150

The fees charged for the restoration of a warehouse shall be as follows: from one to 49 cubits, ten Saudi qirshes shall be charged; from 50 to 99 cubits, fifteen Saudi qirshes shall be charged; from 100 cubits and above, thirty Saudi qirshes shall be charged.

Article 151

A fee of ten Saudi qirshes shall be charged for the restoration of privately owned wells, specifically those dug for personal use and not intended for charitable purposes.

Chapter 13: Inspection Fees

Article 152

The following rules shall apply in collecting inspection fees:

- a) For inspections related to estimating construction costs, a fee ranging from 10 to 50 Saudi qirshes shall be charged.
- b) For inspections related to new constructions, a fee ranging from 20 to 50 Saudi qirshes shall be charged.
- c) For inspections related to the establishment of title deeds, a fee ranging from 10 to 50 Saudi qirshes shall be charged.

Chapter 14: General Provisions

Article 153

Every demolished store that is to be restored to its original state shall be subject to a construction fee.

Article 154

If a wall on one of the exterior sides of the house is completely demolished and is to be restored to its original state, a construction fee of half of one Saudi qirsh shall be charged for each square cubit, and such square cubit shall be calculated by multiplying the length by the height.

Article 155

All repairs carried out inside or outside a house, a shop, or the like, including those related to patching cracks, fixing pipes, repairing windows, staircases, ceilings, toilets, sewerage systems, and other similar works, that are made while maintaining the original structure of the building, shall be deemed restorations.

Article 156

The construction license shall remain valid until the completion of the structure for which it is granted, as indicated in Article 33.



Article 157

The restoration license shall remain valid for six months from the date of its issuance by the sub-municipality.

Chapter 15: Places Exempted from Fees

Article 158

The following places shall be exempt from fees:

- a) Government centers.
- b) Mosques, lodges, and the like from among endowments.
- c) Public and private schools and charitable wells.
- d) Facilities and buildings associated with Ain Zubaida, Al-Zarqa, and similar charitable institutions.
- e) Charitable hospitals and any project intended for charitable purposes.

Article 159

This Law shall come into effect from the date of its ratification and publication.

Article 160

The Capital Municipality and the sub-municipalities shall implement the provisions of this Law.



Appendix

Amendments

June 24, 2021 (Thul-Qi'dah 14, 1442H)

Royal Decree No. M/101 provides for the following:

- Deleting Article 152(c) of this Law.