



**RER:**

National Real Estate Registration  
Services Company

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A RAY White Paper . December 2025 .

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# General Introduction

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**Ayman Kichly**

CEO and Founder



**RER**  
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We are proud to launch the third installment of our whitepaper series focused on the Kingdom of Saudi Arabia's real estate industry.

The focus of this whitepaper is on the National Real Estate Registration Services Company (RER), a wholly owned Public Investment Fund (PIF) company, in collaboration with the Real Estate General Authority (REGA).

In less than three years the The National Real Estate Registration Services Company (RER) has achieved digital registration of over 2 million properties across the Kingdom.

This whitepaper provides an overview of the RER, breaks down the services it offers and how to access them, compares the RER with peer platforms, assesses the industry over the past year and offers actionable recommendations for the organisation to further develop its performance.

# 1.

# Introduction

## [The National Real Estate Registration Services Company - Real Estate Registry \(RER\)](#)

The RER is a Saudi Arabian company wholly owned by the government-led Public Investment Fund (PIF) launched in 2022 to aid the digital transformation of Saudi Arabia's real estate sector in alignment with the objectives set out in the Kingdom's Vision 2030.

It is a digital system which records ownership, rights and transactions of off-plan and completed real estate units by issuing title deeds and property records.

Its activities are overseen by a board of directors, led by the Chairman of the Board,

His Excellency Majed Bin Abdullah Al Hogail, who is also Saudi Arabia's Minister of Municipal, Rural Affairs and Housing.

Dr Mohammad Al Suliman is the RER's CEO who announced in early 2025 that the RER has registered more than 2 million properties since its inception, with it working towards its target of having registered 4 million properties by the end of 2025.



**RER**  
السجل العقاري

# 2.

# Title Deed And Property Record

The RER provides two key, legally binding documents which include key details of both the ownership and the property.

Upon completing the registration of the property on the RER platform, it provides a Title Deed and a Property Record.

### Title Deed:

A document proving ownership issued by the Ministry of Justice.

#### It contains the following key information:

- Property number
- Owners' details and ownership percentages
- Rights, obligations and restrictions of the property
- Property boundaries, dimensions and total area
- Property location
- Property description
- Planning data including plot number, plan number and block number if applicable
- Miniature map of the property which displays breaks, directions, angles, lengths and coordinates

It is a fundamental document needed for selling the property, transferring ownership, securing a mortgage or financing and handling inheritance or legal disputes

### Property Record:

The official file or database entry which contains and tracks all the information about a property.

#### It contains the following key information:

- Owners information
- Ownership percentages
- History of ownership
- Property number
- Planning data
- Location

- Property dimensions, area and boundaries
- Property description
- Registration information
- Rights and obligations
- Licensing documents if applicable
- Miniature map of the property

All supporting documents for example engineering plans, building and demolition permits, insurance documents, evaluation and appraisal certificates etc.

It includes a history of current and previous owners, prior transactions including buying, selling, transfers, and property specifications..

You can also find a chronological history of changes made to the real estate unit.

It also keeps a record of any mortgages, loans or financial arrangements registered to the property, any legal claims or disputes and any restrictions the property may have, for example the property is being used by the government or is a heritage site.

The RER issues every real estate unit an ID number and uses geospatial technology to determine its precise location.

## 2.1 How to access the title deed and property record

If an individual wants to access the digital title deed and/or property record for a registered property they must log into the RER website and choose the 'My Properties' tab on the home page.

They should then select the property in question and download the title deed and/or property record.

A beneficiary of the property i.e. the person or entity who inherits the asset, can access the title deed and property record by logging into the RER website and choosing the 'Title Deed Verification Service' tab on the home page.

They must then enter the 16-digit property number before being given access to the documentation.

## 2.2 Geospatial Data

The RER heavily utilises geospatial technology and data to map out and locate real estate units.

The software system and technologies it uses are provided by the General Authority for Survey and Geospatial Information which determines coordinates, longitudes, latitudes, elevation, scale and orientation throughout the Kingdom.

The data is collected and determined through a combination of aerial photography, land surveying and satellite imagery.

# 4.

# Services

## 4.1

# First Registration

- This service has been designed to allow property owners or their representatives to submit a first registration request in areas which have been specified by the government.
- The term 'first registration' represents a piece of land which has not previously been registered with the RER.
- **Target group;** property owners - including residents - representatives of owners in the form of agent or guardian and businesses.
- The registration request can be submitted through the RER platform or in person at a RER service branch.
- **Time required;** 10 business days however this can vary depending on simplicity or complications of the case
- **Conducted through** the RER electronic portal
- **No fees charged**

## Step-by-step process

- Log in via Nafath App
- Submit all property data to be registered (Dashboard - screenshot)
  - Property Owner; Deed Number and Deed Date
  - Commercial Owner; Deed Number, Deed Date, Unified National Institute Number and Attach Power of Attorney
  - Attorney or Guardian; Deed Number and Deed Date
  - Real Estate Broker (currently being trialled); FAL License Real Estate Brokerage number
- Confirm the geospatial information of the property to be accurate and correct
- Fill in the form, verify the data and attach any necessary supporting documents.
- Agree to the terms and conditions, rights, restrictions and responsibilities

## Requirements

- National ID for Saudi's or valid Iqama (residence permit) for expatriates
- Valid commercial registration (CR) for businesses certified by the Chamber of Commerce
- Nafath account
- Ministry of Justice issued digital real estate deed
- Accuracy and validity of all property data

## 4.2

# Ownership Transfer

- This service has been designed to allow the relevant parties to request the partial or full transfer of ownership of property whilst registering the transaction with the RER.
- \*This service is only available for Saudi nationals who must book an appointment and visit one of RER's branches in person to complete the ownership transfer
- **Target group;** property owners, including residents and businesses
- **Time required;** 3 working days
- **Conducted through** the RER electronic portal
- **Fees charged;** SAR 1600 - paid by the seller after the buyer's approval
- If the property transfer is made between individuals, the fee is paid through the RER website, with the money going through an RER escrow account, with the funds being deposited upon completion of the transfer.
- Alternatively the fees and transfer of funds can be made in an RER service branch through a certified cheque, POS system or bank transfer.
- The transfer process has integrated all relevant authorities to verify all information to be correct in order for the transfer to be successful.

## Step-by-step process

- Log in via Nafath App
- Choose the property in question (must be registered with RER)
- Fill in the form with the correct information
- Attach the necessary supporting documents
- Pay the fees
- Submit the request

## Requirements

- National ID
- Valid commercial registrations (CR) for businesses certified by the Chamber of Commerce
- Property must be registered with the RER
- The consent of all stakeholders, including owners and shareholders
- Payment of all taxes of real estate transactions with the corresponding reference numbers
- There should be no unpaid debts (lien) or prior agreements of the property being used by other parties (usufruct)
- No conditions should be placed on any properties being transferred as a gift
- Accuracy and validity of all property data

## 4.3

# Split & Merge

- This service has been designed for interested parties to submit requests to either split or merge registered properties - these include real estate units and land parcels
- **Target group;** property owners, including residents and businesses
- **Time required;** 7 working days however this can vary depending on simplicity or complications of the case
- **Conducted through** the RER electronic portal or in person at a RER service branch in the presence of the owner or their representative with a document of permission approved by the relevant authority
- **Fees charged;** SAR550 per split/merge

### Step-by-step process

- Log in via Nafath App
- Select service (Split/Merge)
- Select property by providing the real estate unit number
- Fill in the form with the correct information
- Attach the necessary supporting documents
- Pay the fees
- Submit the request

### Requirements

- National ID for Saudi's or valid Iqama (residence permit) for expatriates
- Valid commercial registrations (CR) for businesses
- Property must be registered with the RER
- The consent of all stakeholders, including owners and shareholders
- Official documentation stating the desire to split/merge the specific real estate unit
- All documents and verified information regarding the house, apartment, land plot, garage, retail unit or any part of a building which can be separated

## 4.4

# Title Verification

- This service has been designed for the verification of titles and deeds provided by the RER
- **Target group;** all stakeholders
- **Time required;** immediate
- **Conducted through** the RER electronic platform
- **No fees charged**

## Step-by-step process

Submit relevant information including; real estate number and version issuance date which can be found by scanning the Title QR code

## Requirements

Property must be registered with the RER

The screenshot displays the RER (Real Estate Register) web application interface for title verification. The page is titled "Title Verification" and includes a breadcrumb "Home > Title Verification". The main heading is "Verify Property", followed by the instruction: "Get the details of any property by scanning Title QR code or entering the following details". The form contains three input fields: "Real Estate Number \*", "Version Issuance Date \*" (with a calendar icon), and "Enter the following code \*". The code field contains the value "863765" and has a refresh icon. A "Validate ->" button is located at the bottom right. The left sidebar lists navigation options: Home, My Properties, My Requests, Services, My Payments, Property Search, Landowners List, Help Center, Terms & Conditions, and Privacy policy. The top right shows the user profile "Individual" and a notification bell.

Fig.1: Annual change in real estate prices (%) by residential types year on year

## 4.5

# Book Appointment

- This [service](#) has been designed for all stakeholders to book an appointment and visit the RER center in person to access a range of services including registering and transferring properties and RRR services.
- **Target group;** property owners, including residents and businesses
- **Time required;** immediate
- **Conducted through** the RER electronic platform
- **No fees charged**

### Step-by-step process

- Log in via Nafath App
- Enter relevant information
- Choose time and date
- Book appointment

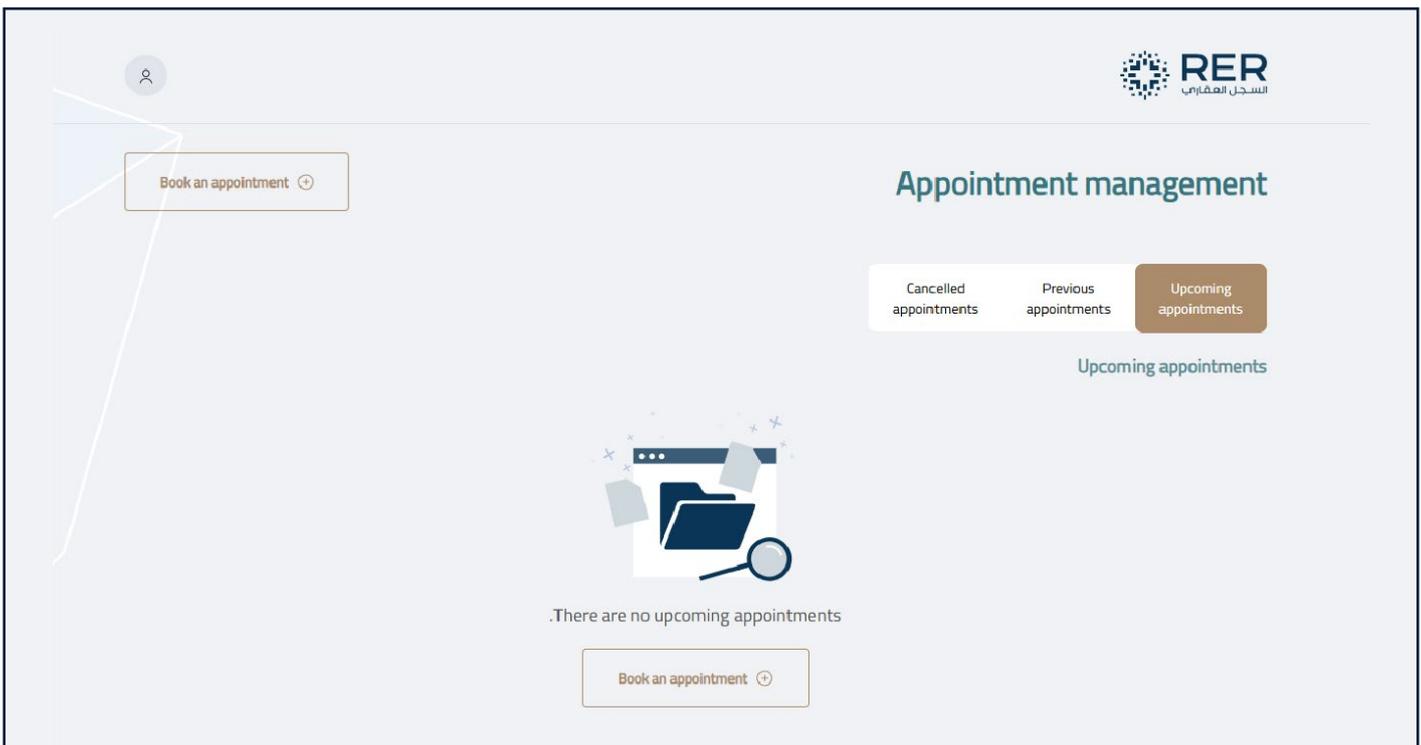


Fig.2: Booking and managing your appointment

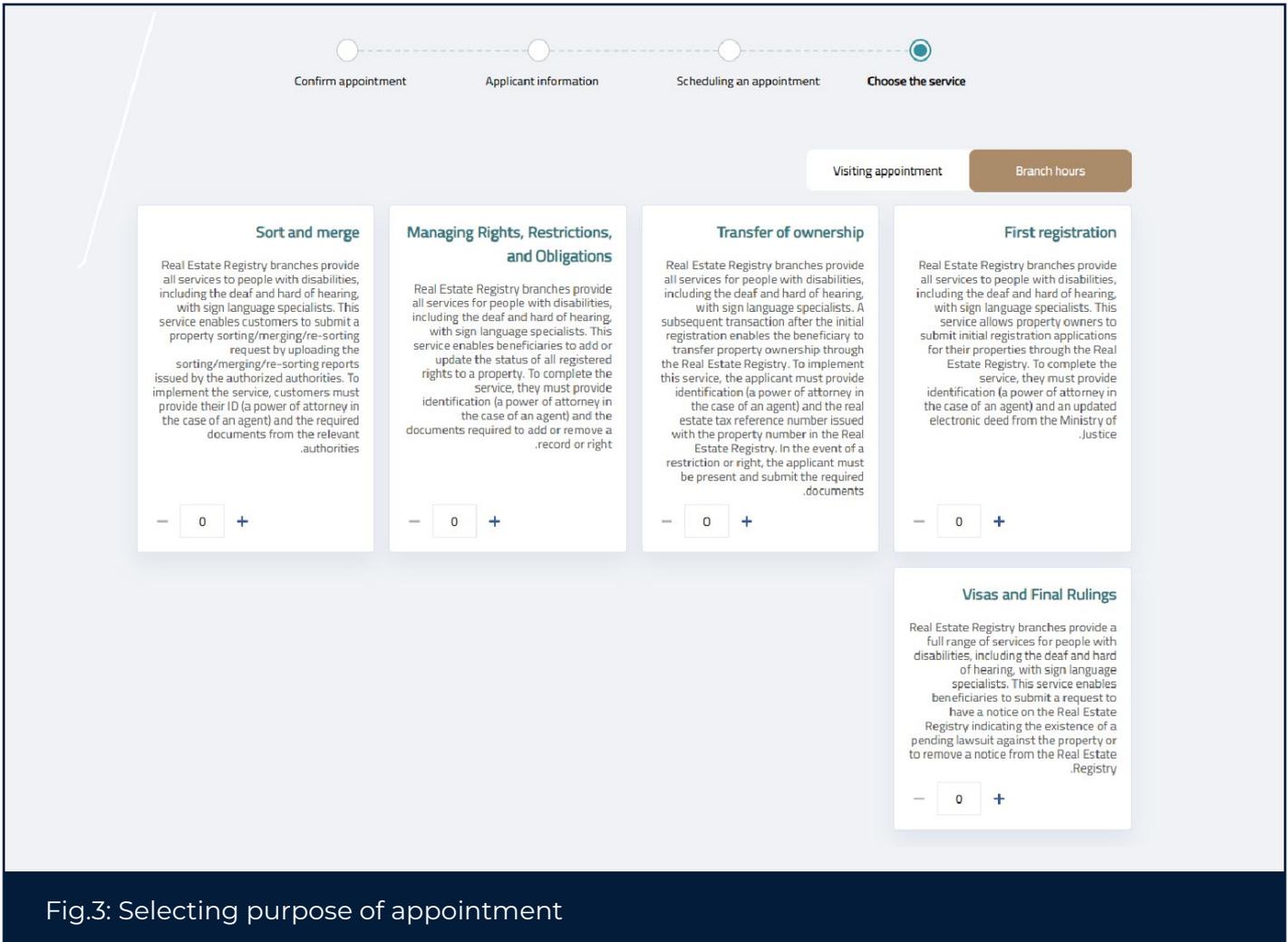


Fig.3: Selecting purpose of appointment



## 4.7

# Rights, Restrictions and Responsibilities Management (RRR)

- This service has been designed for rightful owners to submit requests to register, modify, appeal or rescind their rights, restrictions and or responsibilities on their registered property. This service also covers mortgage related RRR's.
- **Target group;** property owners, including residents and businesses
- **Time required;** 7 working days
- **Conducted through** the RER electronic portal
- **Fees charged;** SAR 300-500

## Step-by-step process

- Log in via Nafath App
- Fill in the form with the correct information
- Attach the necessary supporting documents
- Pay the fees
- Submit the request

## Requirements

- National ID for Saudi's or valid Iqama (residence permit) for expatriates
- Valid commercial registrations (CR) for businesses
- Property must be registered with the RER
- The consent of all stakeholders, including owners and shareholders
- Official documentation proving the RRR if requested by the RER

## 4.8

# Grievance (Objection) Request

- This service is designed for anyone who objects to their registration request being rejected by the RER under Article 21 of the Real Estate Registration Law
- Those who want to submit a grievance request must do so after 24 hours and within 30 days of receiving the rejection notification
- This service is carried about by the Real Estate General Authority (REGA) to ensure impartiality
- This service does not consider complaints or requests for new registrations
- New grievance requests can be submitted and existing requests can be tracked and managed
- Complaints can be submitted directly to the RER through their [request form](#)
- **Target group;** property owners, residents and businesses

## 4.9

### Announced Areas

- This service has been designed to source and view the real estate which have been registered with the RER, and the real estate due to be registered in the near future
- Target group; property owners, residents and businesses
- Time required; 7 working days
- Conducted through the RER electronic platform
- No fees charged

#### Step-by-step process

- Log in via the Nafath App or through the RER website
- Browse and view the announced areas

## 4.10

### Correction Request

- This service has been designed to submit requests to update or correct real estate information and documentation
- **Target group;** property owners, residents and businesses
- **Time required;** 7 working days
- **Conducted through** the RER electronic platform
- **No fees charged**

#### Step-by-step process

- Log in via Nafath app
- Select the type of applicant you are i.e owner, stakeholder or attorney
- Enter the property details in question
- Input the details which need to be corrected
- Submit the request

#### Requirements

- National ID
- Valid commercial registrations (CR) for businesses
- Property must be registered with the RER

# 5.

# Landowners List

**There are two methods in which stakeholders can search for individual properties;**

- Having logged into Nafath App, you must access the 'Owners List' feature.
- You can then enter the real estate number which generally comprises 16 numerical digits.
- Alternatively you can search via the properties location by entering the name of the region, governorate and district. You can optionally enter the plan number.

# 6.

## List of Real Estate Registrars

# List of Real Estate Registrars

There are currently 2,401 active real estate registrars in KSA, whose information can be found [here](#).

This list provides the name, phone number and email address, as well as the region and city they operate.

## List of Real Estate Registrars

Region\* City\*

Region City

Registrar Name	Registrar Phone Number	Registrar Email	Region	City
YOUSEF MOUAFKE E ALMAZYED	+966504390100	YOUSEF.M.2700@GMAIL.COM	Eastern Province	Eastern Province Principality
ABDULRAHMAN MOHAMMED SAAD ALARIFI	+966552011095	aalarifi.law@gmail.com	Riyadh	Riyadh Principality- Ad Diriyah
MUATH AHMED MOHAMMED ABA ALKHAYL	+966546444647	mu3athh@gmail.com	Riyadh	Riyadh Principality
ABDULLAH SAAD ABDULRAHMAN ALAZMI	+966560486779		Riyadh	Riyadh Principality- Ad Diriyah- Al Kharj- Ad Duwadimi- Al Majmaah- Al Quwayiyah- Wadi Ad Dawasir- Al Aflaj- Az Zulfi- Shaqra- Hawtat Bani Tamim- Afif- As Sulayyil- Duruma- Al Muzahimiyah- Rumah- Thadiq- Huraymila- Al Hariq- Al Ghat- Marat
YAZED ABDOLELAH ABDULRAHMAN SALAMAH	+966542494100	yzeed-2@hotmail.com	Riyadh	Riyadh Principality- Ad Diriyah- Al Kharj- Ad Duwadimi- Al Majmaah- Al Quwayiyah- Wadi Ad Dawasir- Al Aflaj- Az Zulfi- Shaqra- Hawtat Bani Tamim- Afif- As Sulayyil- Duruma- Al Muzahimiyah- Rumah- Thadiq- Huraymila- Al Hariq- Al Ghat- Marat
MOHAMMAD KHALID ABDULRAHMAN ALSUWAILEM	+966550131601	moh.suw@hotmail.com	Eastern Province	Eastern Province Principality- Al Ahsa- Hafar Al Batin- Al Jubayl- Al Qatif- Al Khubar- Al Khafji- Ras Tannurah- Buqayq- Al Nuayriyah- Qaryah Al Ulya- Al Udayd
ABDULLAH ABDULRAHMAN BIN SAUD ALSULAIMAN	+966500777130	aaus1414@gmail.com	Riyadh	Riyadh Principality- Ad Diriyah- Al Kharj- Al Quwayiyah- Shaqra- Duruma- Al Muzahimiyah- Thadiq- Huraymila- Marat

Fig.5: A comprehensive database of verified registrars

# 7.

## How to Contact RER

Home > Contact and support

## Contact and support

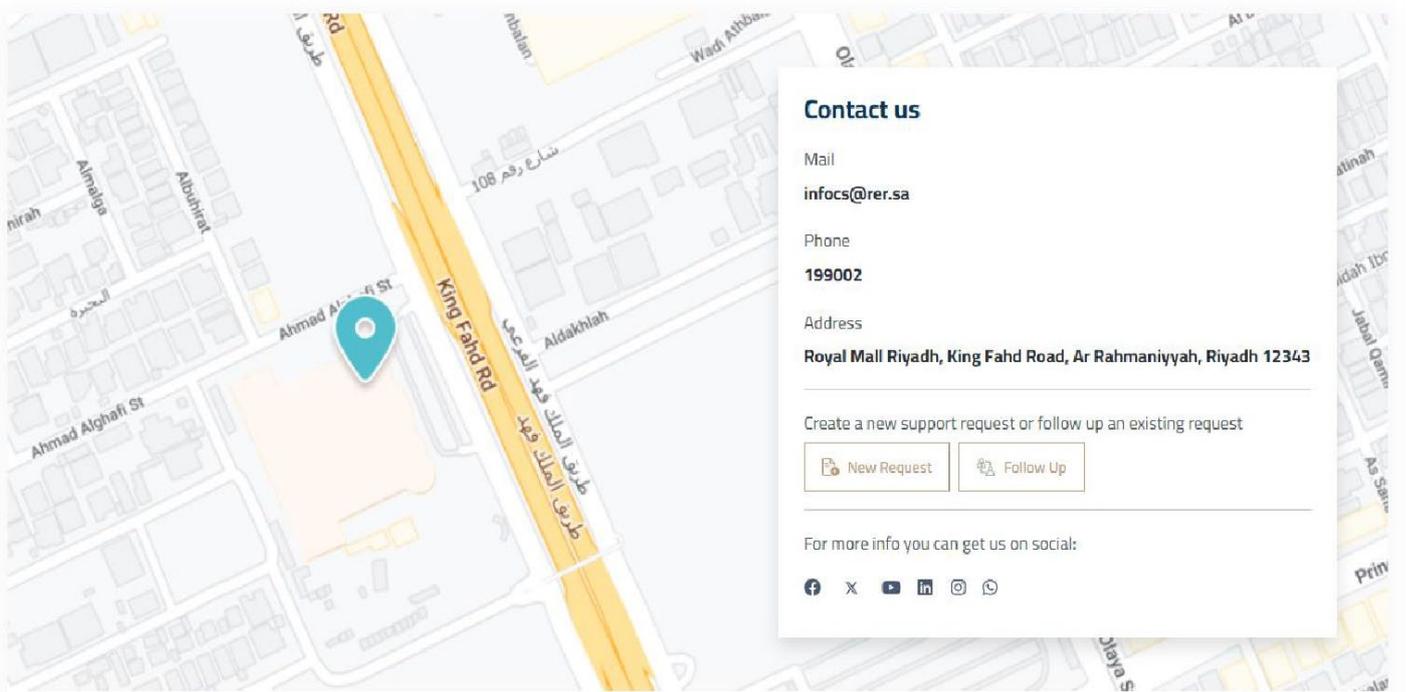


Fig.6: RER HQ location and user contact form



You can initiate contact with the RER through its request form or its follow up form.



Alternatively you can call them on; 19902

### FAQ

You can also see their extensive FAQs to find additional information.



Or email them on; infocs@rer.sa

**8.**

# The Real Estate Market

## 8.1

### Quarter 1 2025 vs. Quarter 1 2024

- The average price in the residential sector **increased** by 5.1% year-on-year
  - Apartment prices **increased** by 1.2%
  - Residential land plots **increased** by 5.3%
  - Villa prices **increased** by 10.3%
- The average price in the commercial sector **increased** by 2.5% year-on-year
  - Commercial land plot prices **increased** by 2.4%
  - Commercial building prices **increased** by 3.1%
  - Retail shop prices **increased** by 5.1%



Fig.7: change in real estate prices (%) by residential types year on year

## 8.2

### Quarter 4 2024 vs Quarter 3 2024

- The average price in the residential sector **increased** by 0.7% quarter-on-quarter
  - Apartment prices **increased** by 0.2%
  - Residential land plots **increased** by 3.2%
  - Villa prices **declined** by 1.4%
- The average price in the commercial sector **decreased** by 2.1%
  - Commercial land plot prices **decreased** by 2.6%
  - Commercial building prices **increased** by 1.6%
  - Retail shop prices **increased** by 1.8%

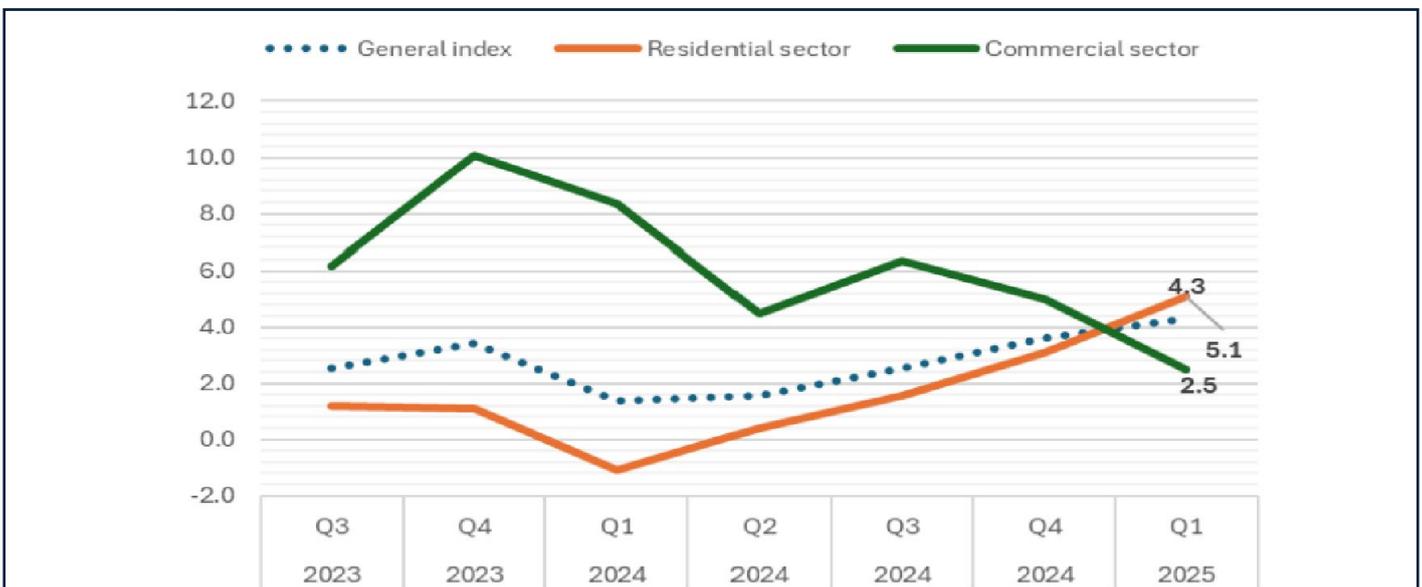


Fig.8: Change in real estate prices (%) by sector year on year

## 8.3

### Regional Changes Q1 2025 vs. Q1 2024

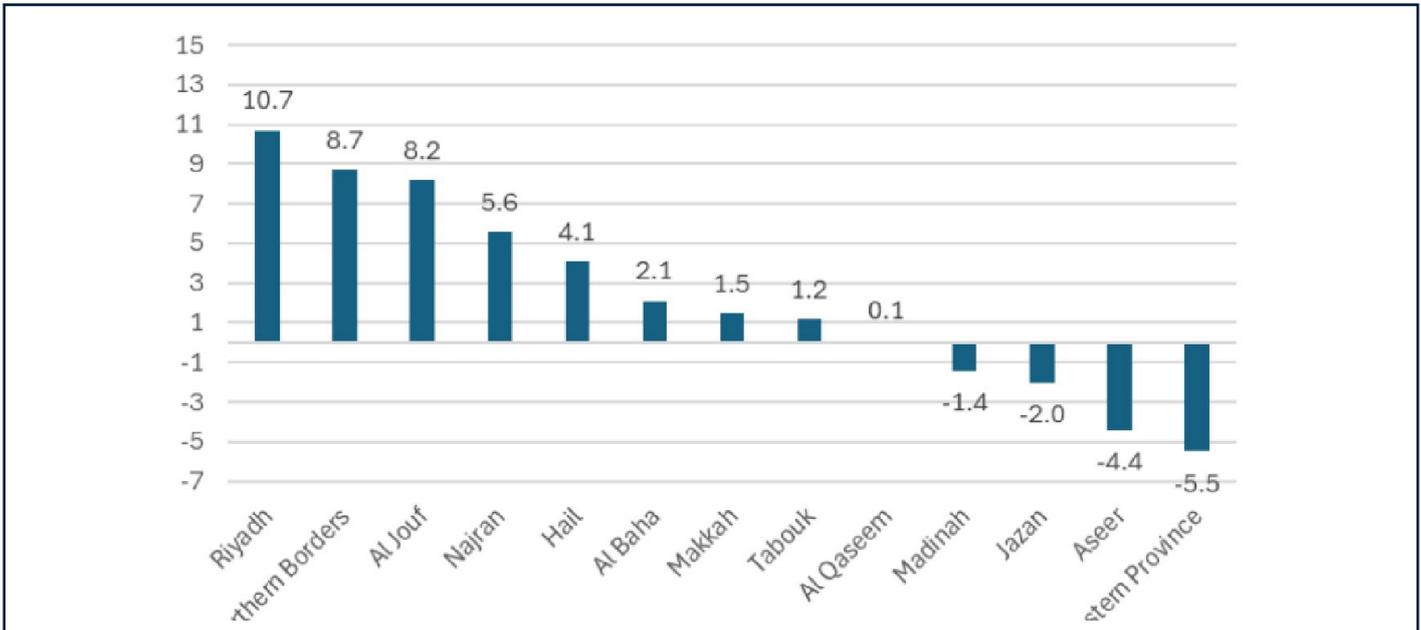


Fig.9: Change in real estate prices (%) by region year on year

- As expected the capital city of Riyadh has experienced the highest amount of growth of 10.7% year-on-year, with vast amounts of investment being poured into the capital in a wide range of sectors, including real estate, which has consequently led to an increase in foreign investment as well.
- Including Riyadh, 8 regions have posted positive returns, with the Northern Border region and Al Jouf registering an increase of 8.7% and 8.2% respectively. This can be attributed to the extensive development taking place in the shape of NEOM, in the north of the country.
- Conversely, the 4 regions have not performed as well compared to the previous year, are predominantly in the South and East of the Kingdom. However, it is anticipated the real estate prices of these regions will rise in the near future due to the targets set out in the Kingdom's Vision 2030, which includes Saudi national home ownership of 70%, and the announcement of the Kingdom hosting the 2034 FIFA World Cup.

# 9.

## RER vs. REST

# RER vs. REST

Evaluating the RER's approach against peer systems offers valuable insight into its relative performance and areas for growth.

In 2018, the Dubai Land Department launched Dubai REST - a digital ecosystem aimed at streamlining property transactions, smart contract processes, title deeds and verification, and services similar to that of the RER.

**Here we compare and contrast the two services.**

## Functionality

While the RER and REST share several core features - covering a number of real estate services including title deeds issuance, transfers, verification, ownership transfers, escrow integration, etc. - REST offers a much more extensive range of services. REST also facilitates the buying, selling, leasing, real estate valuation, utility registration, mortgages and more.

This makes REST a more comprehensive service which provides greater utility in one centralised location. Under REGA, the totality of these services is covered across a number of bodies such as RER and Absher.

## Digitization

REST supports a fully digitised, end-to-end property lifecycle - enabling users to complete title transfers, registrations and payments remotely through its dedicated REST mobile app which is available in both iOS and Android, sending important, real-time notifications to its users with native levels of Arabic and English available.

With an ambition to attract international investors, the REST app has largely been designed so its services can be carried

out from anywhere in the world, with 24/7 helplines, chatbots and several in-person support centers available to provide support and peace of mind to its users.

Since 2020, REST has also introduced blockchain technology in addition to its smart payment gateway, found in several of its services including escrow, title deed transactions, buying and selling and more.

In comparison the RER is yet to achieve 100% digitization, currently standing at 94% automation, with individuals still required to visit RER offices in-person to complete certain services such as ownership transfers.

The RER is yet to launch a dedicated app, so far relying on a combination of the Nafath app and the RER website which creates a fragmented user experience.

The RER also provides limited multilingual support, with its English not being of native level, making it more difficult for non-Arabic users to navigate. In addition its very limited customer support options of email and an automated telephone helpline, increasing the chances of delayed and ineffective assistance.

Similarly its payment options are less convenient than the blockchain-backed options REST users have, with the RER offering escrow accounts for ownership transfers along with outdated options of bank cheques and in-person point-of-sale (POS) machine systems.



# Recommendations

# Recommendations

Based on the thorough evaluation of the RER's current state, we recognize the combined efforts of the RER, REGA and PIF in establishing a robust real estate services ecosystem.

Serving a key purpose of digitally documenting Saudi Arabia's real estate, in a short period of time it has established itself as a successful component of digitizing the Kingdom's real estate industry. As demonstrated by its performance, having already registered 2 million properties across the country, this platform has been successful in achieving its goals, and is set to complete its ambitious target of 4 million properties by the end of 2025.

Importantly, the platform has been kept simple and user friendly whilst catering to a wide range of services and needs.

With a solid foundation for the future, we do believe there are still aspects of its functionality the RER can improve, in particular, its customer support department. In our experience, the RER's customer support is lacking in options.

With limited forms of contact, you are reliant on email responses and an automated telephone service which delays urgent matters and can be difficult for those who are less technologically inclined.

With the RER achieving 94% automation, it should aim to raise that to 100% through the integration of up to date technology, whilst expanding its scope to cater not just to the local population but also to the international community in a bid to increase foreign investment.

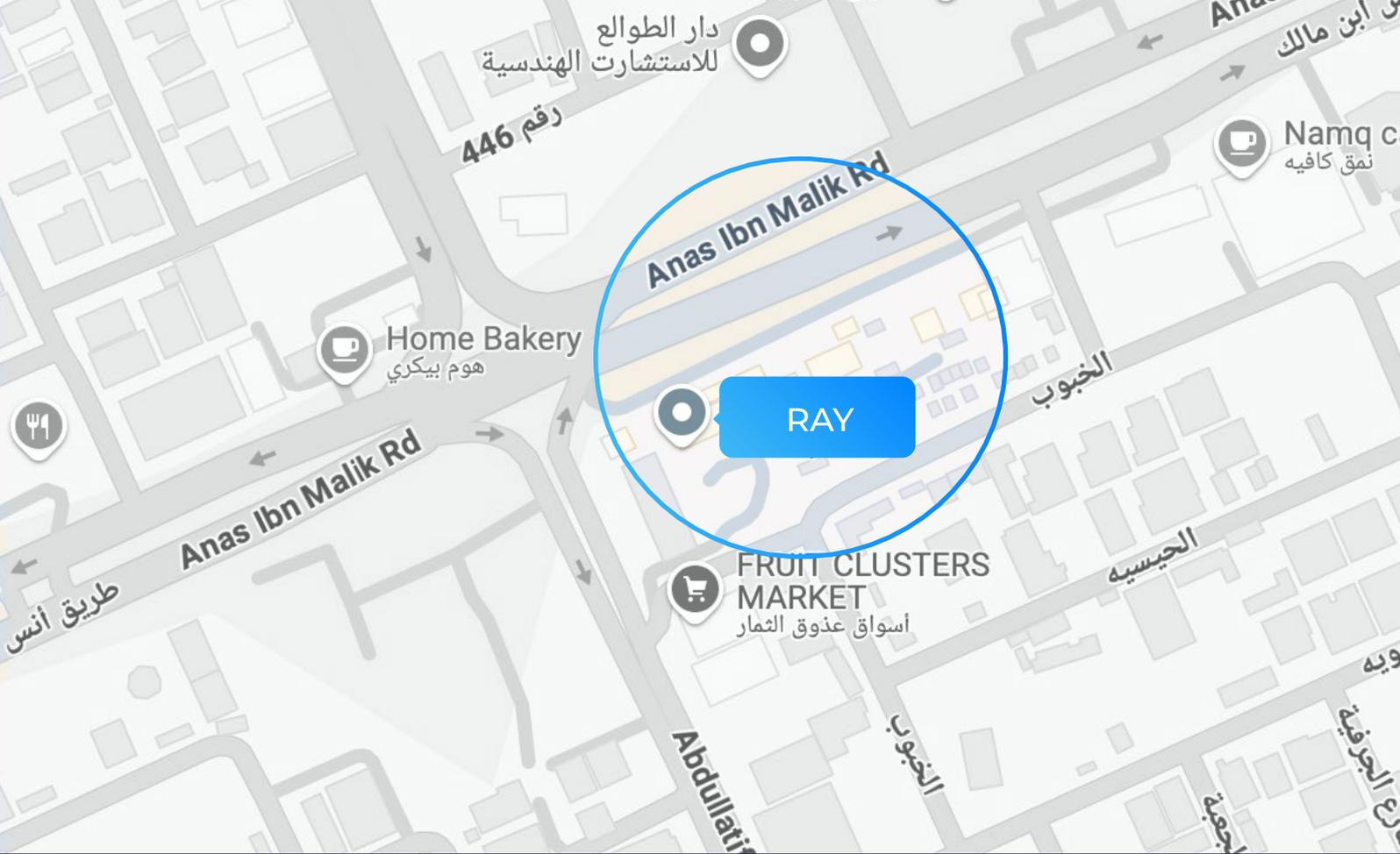
In addition, there is confusion around its in-person locations. With external sources suggesting there are offices in major cities such as Riyadh, Jeddah, Dammam, Makkah and Madinah however, there is no confirmation of this through the RER's or REGA's official channels.

## **Our recommendations are as follows:**

- Develop a unified RER mobile application available for both Android and iOS which consolidates all of its services, eliminating the need for multiple platforms (such as the combination of Nafath app and the RER website) to create a smoother experience
- Eliminate outdated payment methods such as cheques and introduce blockchain technology backed systems of payment - leading to greater confidence in the RER, along with added security and efficiency to transactions
- Introduce a live web chat feature which provides further options for those needing support, keeping the automated process to a minimum and having a member of staff communicating with the customer. This will strike a balance between a digitized process and quality support.
- Provide customers with a set time frame in which their request forms and email inquiries will be responded to.
- Incorporate a less automated telephone support infrastructure where customers are put through to a multilingual member of staff to provide support.

## Recommendations Continued

- Make in-person support clearly available. Given the importance of certain services offered by the RER, in-person service centers should be introduced and maintained in every major city to improve both the popularity and effectiveness of the service
- Guarantee native-level Arabic and English language support across all platforms to reduce customer confusion and increase clarity
- Transform the RER from a national service to an international serving platform, providing security and convenience to all real estate investors, in turn attracting foreign investment



# Contact Us

At RAY, we are committed to fostering strong, long-term partnerships with our clients, recognizing this as a cornerstone of sustained success.

Beyond delivering innovative solutions, **we prioritize comprehensive support** to ensure client satisfaction. Should you have any requests, concerns, or inquiries, we encourage you to reach out to us.

Your feedback and engagement are highly valued.

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