DUBAI

PREMIUM GUIDE

PREMIUM GUIDE · TOOL

Moving to Dubai *checklist*

Every step from your decision to everyday life in Dubai, in the right order. So nothing is forgotten and no deadline is missed.

5	45	DE · AT · CH
PHASES	TASKS	COUNTRIES

WHAT THIS LIST DOES FOR YOU

01

The right order

Many steps build on each other: no bank account without an Emirates ID, no electricity without Ejari.

02

No missed deadlines

Deregistration, insurance and taxes at home for Germany, Austria and Switzerland.

03

Costs at a glance

Deposit, agency fee, DEWA and Ejari with approximate amounts in euros.

How to use this list. Work through the phases in order and tick off each task. Labelled tasks only apply in certain cases, for example only Austria or only self-employment.

3 TO 6 MONTHS BEFORE

01 Decide and plan

This is where the key decisions are made: route to residency, budget and taxes.

- [ ] **Choose your route to residency**
  Employment, self-employment or investment: this decides the visa, the authority in charge and the documents you need.

- [ ] **Work out your budget**
  Plan rent, school, insurance and move-in costs realistically, for example with our cost of living calculator.

- [ ] **Job offer and offer letter** EMPLOYMENT
  With the offer letter, your employer applies for the work permit. As your sponsor, it manages the whole visa process.

- [ ] **Choose a freelance visa or company setup** SELF-EMPLOYED
  Decide whether a freelance licence is enough or whether your own company in a free zone or on the mainland makes more sense.

- [ ] **Check the Golden Visa requirements** INVESTOR
  Clarify the minimum values for property or investments and the proof required.

- [ ] **Clarify taxes at home**
  Discuss with a tax adviser when your tax liability ends. If you hold company shares or larger portfolios, have exit taxation calculated beforehand.

- [ ] **Review your employment contract** EMPLOYMENT
  Get salary, allowances such as housing or flights, probation, notice period and health insurance in writing.

- [ ] **Enquire about school places early** WITH FAMILY
  The school year usually starts in September and popular schools have waiting lists. Compare KHDA ratings.

2 TO 3 MONTHS BEFORE

02 Documents

Complete, consistent documents decide whether the visa process runs smoothly.

- [ ] **Check your passport**
  Your passport should be valid for at least 6 more months, ideally much longer.

- [ ] **Have passport photos ready**
  Recent photos that meet the official UAE requirements, for the visa and Emirates ID.

- [ ] **Spell your name the same everywhere**
  Differences in first names, order or special characters often cause delays.

- [ ] **Legalise certificates** WITH FAMILY
  Have marriage and birth certificates legalised for family sponsorship and translated if needed.

- [ ] **Have your qualifications ready** EMPLOYMENT
  Check with your employer whether certificates or degrees need to be attested.

- [ ] **Apply for your licence** SELF-EMPLOYED
  Apply for your trade licence with the free zone or the Department of Economy and Tourism. Your visa is then processed through it.

- [ ] **Provide proof of investment** INVESTOR
  For property at least AED 2 million (approx. €490,000), proven for example by the Dubai Land Department title deed.

- [ ] **Keep documents digital and on paper**
  Passport, certificates, contracts and later your deregistration certificate will be requested several times.

THE LAST WEEKS

03 Deregister at home

Deregister properly so that no tax or contract obligations linger.

- [ ] **Give notice on your home**
  Observe notice periods. Keeping a home can mean that your tax liability at home continues.

- [ ] **Cancel contracts**
  Cancel or switch insurance policies, subscriptions, memberships and your mobile contract.

- [ ] **Cancel the broadcasting fee** GERMANY
  Cancel the German broadcasting fee with your deregistration certificate.

- [ ] **Cancel the ORF fee** AUSTRIA
  End the Austrian ORF fee with proof of deregistration.

- [ ] **Cancel health insurance last**
  Only cancel or suspend your insurance at home once your Dubai cover is in place.

- [ ] **Deregister at the registration office** GERMANY
  Deregister within 2 weeks of moving out and request several deregistration certificates.

- [ ] **Deregister at the registration office** AUSTRIA
  Deregister within 3 days of moving out and keep the confirmation.

- [ ] **Deregister with your municipality** SWITZERLAND
  Observe your municipality's deadlines and keep the confirmation.

- [ ] **Check voluntary AHV insurance** SWITZERLAND
  If you were insured for 5 consecutive years beforehand, you can apply for voluntary AHV within one year of leaving, through the Swiss Compensation Office.

- [ ] **Organise your bank account and payments**
  Keep an account with online banking, check standing orders and update your address.

- [ ] **Book your flight and first accommodation**
  Choose temporary accommodation for the first weeks and look for a flat once you are there.

- [ ] **Plan the move**
  Decide what comes with you, goes into storage or is bought new in Dubai.

FIRST WEEKS IN DUBAI

04 Residency

Entry, medical test and Emirates ID make your residency official. This often takes 1 to 3 weeks.

- [ ] **Enter with your entry permit**
  Enter the UAE with your entry permit. If you are already in the country, your status is changed without leaving.

- [ ] **Medical fitness test**
  Required from age 18: a blood test and chest X-ray at an approved centre.

- [ ] **Biometrics and Emirates ID**
  Have your fingerprints and details recorded. You will need the Emirates ID for almost everything.

- [ ] **Show proof of health insurance** EMPLOYMENT
  Health insurance is mandatory in Dubai and your employer must insure you. A valid policy is one of the requirements for the residence visa.

- [ ] **Take out health insurance yourself** SELF-EMPLOYED INVESTOR
  As self-employed or an investor you are your own sponsor and insure yourself. The policy is one of the requirements for the residence visa.

- [ ] **Apply for the Golden Visa** INVESTOR
  Apply for the Golden Visa with your proof through the ICP or GDRFA Dubai.

- [ ] **Local mobile number**
  You need a UAE number for your bank, government apps and flat hunting.

- [ ] **Open a bank account**
  Banks usually ask for your Emirates ID or residence visa.

- [ ] **Open a business account** SELF-EMPLOYED
  Open a company account with a UAE bank using your licence, Emirates ID and company documents.

AFTER ARRIVAL

05 Housing and everyday life

Flat, electricity, internet and driving licence: settling into everyday life.

- [ ] **Rent a flat**
  Deposit usually 5% of the annual rent, agency fee approx. 5% plus VAT. Rent is often paid a year in advance.

- [ ] **Register the lease with Ejari**
  Mandatory with the Dubai Land Department, approx. AED 220 (approx. €55). Only then can you register with DEWA.

- [ ] **Register electricity and water with DEWA**
  Deposit AED 2,000 (approx. €490) for an apartment, AED 4,000 for a villa.

- [ ] **Set up internet**
  Home connection with du or e& from approx. AED 260 a month.

- [ ] **Exchange your driving licence**
  Licences from Germany, Austria and Switzerland can be exchanged at the RTA without a driving test, with an eye test and residence visa.

- [ ] **Register for tax** SELF-EMPLOYED
  Companies register with the Federal Tax Authority for corporate tax (9% on profits above AED 375,000). VAT registration is also mandatory from AED 375,000 turnover a year.

- [ ] **Apply for visas for partner and children** WITH FAMILY
  As the sponsor, you apply for your family's visas and health insurance.

- [ ] **Complete school enrolment** WITH FAMILY
  Confirm the place and sort out fees and the school bus.

OFFICIAL AUTHORITIES FOR THE STEPS IN DUBAI

Key contacts

ICP
Residency and Emirates ID
icp.gov.ae

GDRFA Dubai
Visas and residency in Dubai
gdrfad.gov.ae

MOHRE
Work permits
mohre.gov.ae

Dubai Land Department
Ejari and property
dubailand.gov.ae

DEWA
Electricity and water
dewa.gov.ae

RTA
Driving licence and transport
rta.ae

KHDA
Schools and school fees
khda.gov.ae

u.ae
Official UAE government portal
u.ae

Our tools

Visa Finder
Which visa fits you
auswandernnachdubai.com/en/dubai-visa-finder

Cost of living calculator
Your monthly budget in euros
auswandernnachdubai.com/en/cost-of-living-calculator

Net salary comparison
How much of your salary you keep
auswandernnachdubai.com/en/net-salary-comparison

Relocation planner
Your timeline with every deadline
auswandernnachdubai.com/en/relocation-planner

Checklist online
With filters and progress
auswandernnachdubai.com/en/moving-to-dubai-checklist

Moving to Dubai guide
The complete process
auswandernnachdubai.com/en/moving-to-dubai-guide

All tools, constantly expanding: auswandernnachdubai.com/en/tools

Notes

NOTES ON THIS CHECKLIST

This checklist summarises our guides on auswandernnachdubai.com and is for orientation only. It does not replace legal or tax advice.

Amounts are rounded approximate values. Move-in costs and internet prices according to Bayut (as of October 2026), converted at approx. AED 4.10 per euro.

Deadlines and requirements may change. Please check details with the relevant authorities.