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**Legislative Decree No. (2) 1994 regarding Urban Planning**

We, Isa Bin Salman Al Khalifa, Emir of the State of Bahrain.

Having reviewed the Constitution;

Emiri Order No. (4) of 1975;

Legislative Decree No. (8) of 1970 regarding the appropriation of lands for the public benefit, as amended by Legislative Decree No. (24) of 1975 and Legislative Decree No. (7) of 1984;

Legislative Decree No.(14) of 1973 regarding the Regulation of Notification;

Law No. (3) of 1975 regarding the public health, amended by Legislative Decree No. (18) of 1978 and Legislative Decree No. (16) of 1989;

And Legislative Decree No. (13) of 1977 regarding the Issuance of Buildings Regulation Law as amended;

And upon the submission of the Minister of Housing;

After consulting the Shura Council;

And after the approval of the Council of Ministers,

**Hereby Decree the following Law:**

**Article - 1 -**

The provisions of this Law regarding urban planning shall apply to the various regions of the State of Bahrain.

The Ministry of Housing shall be the Authority entrusted with drawing up the general policy for organizing and directing urbanization, and preparing urban development plans and programs at the State level. It shall also be responsible for verifying the implementation of these plans in accordance with this Law.

**Article - 2-**

The Ministry of Housing - through the Department of Natural Planning or specialized consulting offices or both, in cooperation with the Relevant Authorities in the state - shall prepare general planning projects for cities and villages so that they are general, comprehensive, fulfilling urban needs and based on environmental, social, economic and urban studies. Priorities for preparing these projects shall be determined by a decision from the Minister of Housing.

**Article - 3 -**

The general planning of cities and villages shall determine the various uses of land that is consistent with the nature of the city or village and the needs of its citizens, along with specifying the locations of public services and archaeological areas, if any, with the aim of securing and preserving them. In all cases, when preparing general planning projects, the statement of implementation programs and priorities and the identification of urban space for future expansion shall be taken into account.

**Article - 4 -**

The general planning project shall be presented to the Competent Authorities to express their observations and opinions before approving the plan. The implementing regulation shall determine the competent authorities and the conditions, procedures and duration of the project presentation.

**Article - 5-**

After the general planning is approved, the Ministry of Housing - in cooperation with the relevant state authorities - shall prepare the detailed planning projects and set rules and requirements for the construction of areas and executive programs as determined by the implementing regulation.

**Article - 6-**

The approval of general planning projects and the detailed plans shall be approved by a decision of the Minister of Housing, including the planning rules and requirements.

**Article - 7 -**

An applicant for construction or division on sites included in plans approved by the Minister of Housing shall obtain, in advance and before being licensed for these works, the approval of the Ministry of Housing regarding the suitability of the site from a planning point of view.

**Article - 8 -**

After the approval of the Council of Ministers, the Minister of Housing shall issue a decision specifying the fees for the application for approval of the site from a planning point of view.

**Article - 9-**

Concerned parties may file a grievance against the decisions issued by the Ministry of Housing or the authority who is required to issue it within a specific time in accordance with the provisions of this Law, within thirty days from the date of notifying them of these decisions by registered letter with acknowledgement of receipt or the expiration of the date for their issuance.

A committee shall be responsible for examining these grievances, which shall be formed by a decision of the Minister of Housing and shall be composed of experts from the government and private sectors. The implementing regulation shall specify the rules and procedures that the committee shall follow in its works, and the committee shall decide on the grievance within sixty days from the date of its submission.

The decisions of the committee shall not be final until approved by the Minister of Housing. Any concerned party may appeal the decisions of this committee before the High Civil Court within sixty days from the date of being notified of the decision or the expiry of the deadline stipulated in the second paragraph of this Article.

**Article - 10-**

The provisions of this law shall not prejudice the provisions of the laws issued regarding expropriation, the regulation of advertisements, public health, and the regulation of buildings, which are stated in the preamble of this Law. These laws shall be considered complementary to it.

**Article - 11-**

The Minister of Housing issues the implementing regulation and decisions for this Law after coordination with the relevant Ministers.

**Article - 12-**

Without prejudice to any more severe penalty stipulated in the Penal Code or any other law, anyone who violates the provisions of this Law, its implementing regulation, and the decisions issued in implementation thereof shall be punished with a fine not exceeding one thousand dinars.

In addition to that, a ruling shall be issued to remove the violating works in all cases.

The concerned parties shall take the initiative to implement the removal ruling within the period specified by the Ministry of Housing.

"If they refuse or slack in implementation, the Ministry may undertake it itself or through a designated party, and the violator shall bear the expenses and all associated costs."

**Article - 13-**

The ministers - each within his jurisdiction- shall implement this Law, and it shall come into force from the date of its publication in the Official Gazette.

**Emir of the State of Bahrain**

**Isa bin Salman Al Khalifa**

**Issued at Riffa Palace:**

**On 29 Shaaban 1414 A.H.**

**Corresponding to 9 February 1994**