

Law No. 67-12 governing contractual relations between landlords and tenants of premises for residential or professional use

Reference: Dahir No. 1-13-111 of 15 Moharram 1435 (19 November 2013) promulgating Law No. 67-12

Official Bulletin: Official Bulletin (B.O.) No. 6208 of 28 November 2013

Practice areas: Real estate and land law, Civil law

Law 67-12 governs residential and professional leases (liberal professions): mandatory written contract, inventory of fixtures, capped security deposit, respective obligations of the parties, rent review, termination and eviction procedure.

Contract and guarantees

- Written lease with a certain date and an inventory of fixtures; failing this, the tenant may prove the lease by any means (Arts. 3 and 4).
- Security deposit capped at one month's rent, refunded within one month of the return of the keys (Arts. 6 and 7).

Rent and termination

- Rent review under Law 07-03: no more than once every three years, 8% for residential use and 10% for professional use.
- The landlord may terminate the lease to repossess the premises for personal or family occupation, or for demolition or reconstruction, subject to notice (Art. 45 et seq.).
- Non-payment: formal notice and termination proceedings before the court (Art. 42).

Key articles

ART. 3

The lease contract must be drawn up in writing and must state the identity of the parties, the description of the premises, the amount of the rent and the terms of payment, as well as the term of the lease.

Points to watch

- Have a detailed, photographed check-in inventory signed: the return of the deposit depends on it.

- Eviction always requires a court judgment; a landlord who takes matters into his own hands incurs liability.

Sheet prepared by Maître Mouad Lahfaia, lawyer at the Rabat Bar. 69 Rue Tansift, Apt 6, Agdal, Rabat 10090, Morocco · +212 808-507367 · cabinetlahfaia@gmail.com

General information document and unofficial English translation. Only the version published in the Official Bulletin of the Kingdom of Morocco is authoritative; the articles cited may have been amended since this sheet was written. Last updated : 13 October 2026.