

3.9.3. Administrative requirements for settling in Damascus

Prior to the fall of the Assad regime, obtaining a security clearance was a prerequisite for establishing residence in any part of Damascus city. For further information [see section 2.1.6 EUAA COI report Syria - Country Focus \(October 2024\)](#). According to SJAC, there are no longer legal requirements such as obtaining a security clearance for individuals wishing to settle in Damascus by renting or purchasing property. While rental leases must be registered with the municipality through a straightforward process, many residents choose to enter into short-term verbal agreements instead.⁷⁰⁶ In May, the Syria Report stated that, since the fall of Assad, security clearances have not been issued⁷⁰⁷ but they are still required for registering real estate ownership transfers such as sales and donations in the Land Registry.⁷⁰⁸

There is a degree of social discrimination against individuals relocating to Damascus from other parts of the country. While not driven by state policy, this bias stems from a long-standing distinction between Damascenes and non-locals. Locals are often reluctant to rent to newcomers or charge them higher prices, based on the perception that they may not properly maintain the property.⁷⁰⁹

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Syria Justice and Accountability Centre, online interview with EUAA, 11 June 2025

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Syria Report (The), After Assad, ‘Security Approvals’ Remain an Obstacle to HLP Transactions, 13 May 2025, [url](#)

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