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

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