

1925	<p><b>Order 144/S Definition, Temporary Delineation, and Occupation of Public Property</b></p> <ul style="list-style-type: none"> <li>• Declares "public domain" as inalienable: cannot be sold, cannot be traded, cannot be built at any time.</li> <li>• Divides public domain into:                             <ol style="list-style-type: none"> <li>1. Maritime public domain (not parcelized into lots, farthest point on which winter waves break in addition to rocks, sand, and gravel).</li> <li>2. Maritime lots that are: i) privately held, or ii) owned by the municipality, or iii) owned by the State (government or republic).</li> </ol> </li> <li>• Under Act 17, people who own property adjoining the domain are entitled to apply for a license to use the beach and sea for private purposes. The license, which is renewable on a yearly basis, can be revoked at any time by the president. It cannot be transferred to a third party.</li> </ul>	1989	<p><b>Decree 169: Amendment to 4810 &amp; 4918 (consequently 4811)</b></p> <ul style="list-style-type: none"> <li>• Cancels the requirement of allocating 25% of a lot to municipal public land if development is allowed under decree 4918 of 1982.</li> </ul>
1926	<p><b>Establishment of the Land Registry</b></p> <ul style="list-style-type: none"> <li>• The boundaries of the maritime public domain are first defined consistently with 144/S. Property records indicate that legal contestations private landlords and eventually allowed the division of the sea front into single properties with deeds.</li> </ul> <p><b>Decision No. 320 : Protection of Public Waters and Use</b></p>	1990	<p><b>Article 30 of Law 14: Dissolution of all Illegal Occupancy Permits on Maritime Public Domain</b></p> <p><b>Decree No 650: Abrogation of Decree No 169</b></p>
1929	<p><b>Decision No 2775: Fishing Control</b></p>	1991	<p><b>SOLIDERE Master Plan</b></p> <ul style="list-style-type: none"> <li>• Includes regulations of Beirut's Seafront in this area and the establishment of a large public coastal park.</li> </ul> <p><b>Law 58: Expropriation Law</b></p>
1939	<p><b>Law of 8/7/1939: Protection of Natural Sites and Vistas</b></p>	1992	<p><b>Decree No 2522: Definition of Annual Fees Paid for the Legalized Occupation of Maritime Public Domain</b></p>
1940	<p><b>Building Law</b></p>	1995	<p><b>Law 402: Extends to Hotels Exceptional Benefits Exempting them from a Number of Constraints Imposed by Law 148/83 (Building Law)</b></p> <ul style="list-style-type: none"> <li>• Allows the increase of built up ratio by 20% and FAR by 60% for lots above 20,000 m<sup>2</sup></li> </ul> <p><b>Law 309: Extension of Law 402 for 5 years</b></p>
1954	<p><b>Decree No 6285: Beirut Master Plan Amended by Decree 5550 in 1973</b></p> <ul style="list-style-type: none"> <li>• The Master Plan divides the area between the main road and the sea as Zones 9 and 10. Zoning considers all seafront as unbuildable, protecting hence the entire coastline from any building development.</li> </ul>	1996	<p><b>Decree No 7464: Amendment of Decree 4810 and Abrogation of Decree No 650</b></p> <ul style="list-style-type: none"> <li>• Allows for doubling of exploitation factors for lots equal or larger than 20,000sq.m</li> </ul> <p><b>Decree No 7505: Cancellation of the Ramlet el-Bayda Road Extension (Decree No 4811/1966) in the Administrative Districts of Mussaytbeh and Ghobeiry</b></p> <p><b>Decree No 7660: Master Plan for Sector 5 (St. Georges Hotel)</b></p> <ul style="list-style-type: none"> <li>• Defines and regulates the rules of this district in area 9.</li> </ul>
1955	<p><b>Law of 29/11/1955: Retrieving the Government's and Municipalities' Leased Properties</b></p> <ul style="list-style-type: none"> <li>• Government and municipalities have the right to fully or partially retrieve their leased properties through a decision from the concerned minister in the aim of executing a project of public interest.</li> </ul>	1996	<p><b>Decision 52/1: Ministry of Environment</b></p> <ul style="list-style-type: none"> <li>• The MOE issued decision (52/1-1996) that adopts standards for limiting air, water and soil pollution</li> </ul>
1962	<p><b>Urban Planning Law</b></p> <p><b>Decree No 10121: Permitting Procedures for Sand and Gravel Extraction from the Maritime Public Domain</b></p> <p>Modified by decree 15649/1970 which prohibited extraction but provided exceptions based on:</p> <ul style="list-style-type: none"> <li>• A decision of the Minister of Public Works &amp; Transport for cleaning ports &amp; harbors, for natural defense purposes for water filters.</li> <li>• A decision by the Council of Ministers in certain cases dictated by public interest.</li> </ul>	2000	<p><b>Law 220/2000: Rights of People with Disabilities (PWD)</b></p> <ul style="list-style-type: none"> <li>• Requires securing a convenient environment for the disabled including the rehabilitation of buildings, public departments, sidewalks, public roads, gardens, and public utilities.</li> </ul>
1963	<p><b>Decree No 12841: Guidelines to Fix Revenues of Maritime Public Domain Occupation Permits</b></p> <p><b>Decree No 15403: Amendment of Article 23 of Law 144/S</b></p>	2001	<p><b>Law 296</b></p> <ul style="list-style-type: none"> <li>• Modifies condition for the acquisition of property for non-nationals.</li> </ul>
1964	<p><b>Decree No 17614: Organizes the Exploitation of Undeveloped Maritime Public Domain</b></p>	2002	<p><b>Law 444/ Code of Environment</b></p> <ul style="list-style-type: none"> <li>• Recognizes citizens' right of free and open access to the seashore and their right to live in a healthy environment and mandates public authorities and citizens to respect principles of environmental respect such as the protection of the coast and the aquatic environment from all sources of pollution, the preservation of biodiversity, the adoption of clean technologies, and others.</li> <li>• Introduces the principles of Environmental Impact Assessment prior to project approval, the Environmental Management Plan (EMP), and other tools to be adopted in the organization of development in the natural and built environments.</li> </ul>
1966	<p><b>Decree No 4810: Conditional use of the Maritime Public Domain</b></p> <ul style="list-style-type: none"> <li>• Allows any resort owner to use three times the surface area of the resort plot to construct a marina, provided the marina builder owns all the plots of land the marina would be connected to. By principle, the maritime public domain remains for public use. Any future development would need to respect the right of public access to the beach and the continuity of the coastline. The law defines conditions for granting authorization.</li> </ul> <p><b>Decree No 4811: Amendment to Zone 10</b></p> <p>Revokes the principle of an unbuild coast by dividing Zone 10 into 6 sections and allowing temporary developments in 10-I, 10-II, and 10-IV.</p> <p><b>Law 21, 3/29/66, Article 1 and Decree No 15598, 9/21/70: Establishment and Management of Public Beaches Falls Under the Jurisdiction of the Ministry of Tourism</b></p>	2004	<p><b>Amendment to Building Law</b></p>
1968	<p><b>Decree No 9791: Organization of Coastal Control</b></p> <ul style="list-style-type: none"> <li>• The Internal Security Forces (ISF) and all authorized personnel in the Ministries of Public Works, Transportation, Interior, Agriculture, and Finance write reports on transgressions of public property and take necessary measures to impose administrative, financial, and criminal penalties against anyone who violates the provisions of public property occupancy.</li> </ul>	2005	<p><b>Decree No 14817: Confirmation of Decrees 7505 and 4811/Zone 10-VI premises</b></p>
1974	<p><b>Decision No 7: Issuance of Joint Instructions to Coordinate the Pursuit and Removal of Infractions on Maritime Public Domain</b></p>	2006	<p><b>Law 264: Extension of Law 402</b></p> <ul style="list-style-type: none"> <li>• The Government of Greece allocates \$1.64 million to the Government of Lebanon for the implementation of an environmental monitoring project by the Ministry of Environment (MoE) in Lebanon, under the management of the United Nations Environment Programme (UNEP) in collaboration with the United Nations Development Programme (UNDP).</li> <li>• The coastal zone of Lebanon was highlighted as high priority area for action, given its importance in the socio-economic fabric of the country, and considering the growing concerns on health and environmental conditions. As a result, the project addresses two (2) areas of focus, (i) the actual quality and monitoring of the coastal and marine environments, and (ii) reviewing and identifying opportunities for socio-economic development in the coastal zone.</li> </ul>
1978	<p><b>Decree No 1300: Amendment to Decree No 4810</b></p> <ul style="list-style-type: none"> <li>• Allows the occupation of Maritime Public Domain for tourist purposes even if the investor does not own an adjacent lot to the designated area.</li> </ul>	2008	<p><b>Decree No 689: Barcelona Convention</b></p> <ul style="list-style-type: none"> <li>• Adoption of the protocol of Barcelona Convention to protect the Mediterranean Sea from pollution.</li> </ul>
1980	<p><b>Protocol for the Protection of the Mediterranean Sea against Pollution from Land-based Sources</b></p> <p><b>Decree No 3543: Amendment to Decree No 4810</b></p> <ul style="list-style-type: none"> <li>• Occupancy is allowed along the coast.</li> </ul>	2009	<p><b>Decree No 2366: Schéma directeur d'aménagement du territoire libanais</b></p>
1982	<p><b>Decree No 4918: Amendment to Decree No 4811</b></p> <ul style="list-style-type: none"> <li>• Extends construction on Zone 10 by introducing exceptions that permit construction on lots that exceed 20,000 sq.m in zones defined by the 1966 masterplan.</li> <li>• 25% of the lot surface area is conceded as municipal public land.</li> </ul> <p><b>Announcement of Ramlet el-Bayda as a Public Beach by the Ministry of Tourism</b></p>	2010	<p><b>Decree No 4869: GEF grant acceptance decree for PPG</b></p>
1984	<p><b>UNCLOS: United Nations Convention of the Law of the Sea</b></p> <ul style="list-style-type: none"> <li>• Defines the maritime public domain as the territorial sea, extending 12 nautical miles from the coastline, consistent with the Convention on the Law of the Sea.</li> <li>• (Article 145): Enshrines the protection of the marine environment by mandating authorities to adopt appropriate rules, regulations, and procedures to prevent, reduce, and control pollution and protect and conserve natural resources and the flora and fauna of marine environment.</li> </ul>	2012	<p><b>Decrees No 8633, 8213, and 8471: EIA, SEA, and ECE</b></p> <p><b>Lebanon's Marine Protected Area Strategy (2012) (MOE/IUCN)</b></p> <ul style="list-style-type: none"> <li>• Approves a Non Aedificandi? marine protected area strategy that includes two sites for protection</li> </ul>
		2013	<p><b>Cartagena Protocol on Biosafety (CPB)</b></p> <ul style="list-style-type: none"> <li>• Status of Lebanon: Accession (not signed yet)</li> <li>• Approves a Non Aedificandi? marine protected area strategy that includes two sites for protection</li> </ul>
		2014	<p><b>Law 264: Extension of Law 402 for 19 Years as of 2014</b></p>
		2017	<p><b>Dissolution of Law 45 of taxes which aimed at establishing the statutes of holding companies by the Constitutional Council</b></p>

Law/Decree that undermines the public nature of the coast