

A World Bank Group Flagship Report

16TH EDITION

DOING BUSINESS 2019

Training for Reform

Economy Profile

Lebanon



Comparing Business Regulation
for Domestic Firms in **190** Economies

Economy Profile of Lebanon***Doing Business 2019 Indicators
(in order of appearance in the document)***

Starting a business	Procedures, time, cost and paid-in minimum capital to start a limited liability company
Dealing with construction permits	Procedures, time and cost to complete all formalities to build a warehouse and the quality control and safety mechanisms in the construction permitting system
Getting electricity	Procedures, time and cost to get connected to the electrical grid, and the reliability of the electricity supply and the transparency of tariffs
Registering property	Procedures, time and cost to transfer a property and the quality of the land administration system
Getting credit	Movable collateral laws and credit information systems
Protecting minority investors	Minority shareholders' rights in related-party transactions and in corporate governance
Paying taxes	Payments, time, total tax and contribution rate for a firm to comply with all tax regulations as well as post-filing processes
Trading across borders	Time and cost to export the product of comparative advantage and import auto parts
Enforcing contracts	Time and cost to resolve a commercial dispute and the quality of judicial processes
Resolving insolvency	Time, cost, outcome and recovery rate for a commercial insolvency and the strength of the legal framework for insolvency
Labor market regulation	Flexibility in employment regulation and aspects of job quality

About Doing Business

The *Doing Business* project provides objective measures of business regulations and their enforcement across 190 economies and selected cities at the subnational and regional level.

The *Doing Business* project, launched in 2002, looks at domestic small and medium-size companies and measures the regulations applying to them through their life cycle.

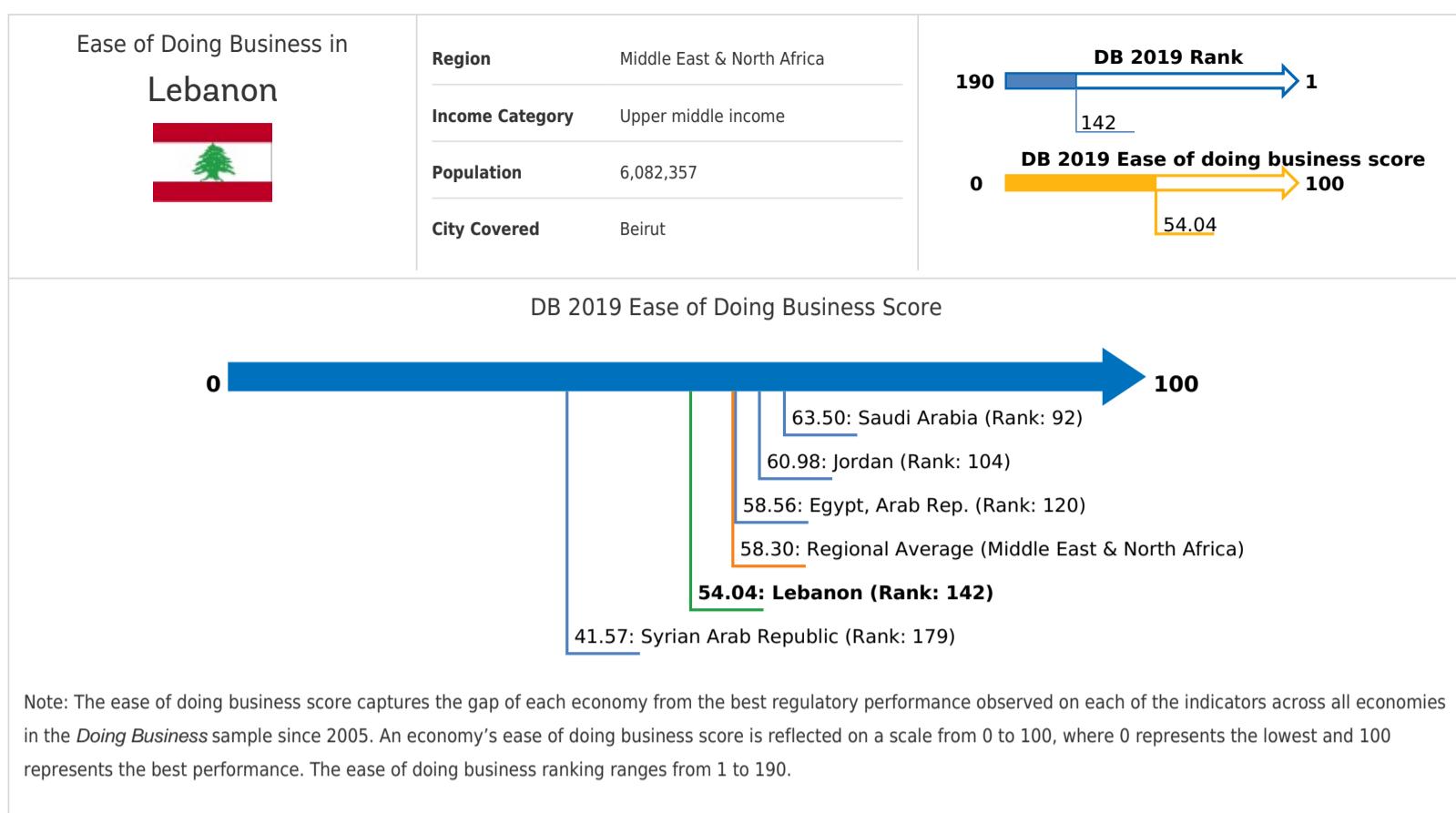
Doing Business captures several important dimensions of the regulatory environment as it applies to local firms. It provides quantitative indicators on regulation for starting a business, dealing with construction permits, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across borders, enforcing contracts and resolving insolvency. *Doing Business* also measures features of labor market regulation. Although *Doing Business* does not present rankings of economies on the labor market regulation indicators or include the topic in the aggregate ease of doing business score or ranking on the ease of doing business, it does present the data for these indicators.

By gathering and analyzing comprehensive quantitative data to compare business regulation environments across economies and over time, *Doing Business* encourages economies to compete towards more efficient regulation; offers measurable benchmarks for reform; and serves as a resource for academics, journalists, private sector researchers and others interested in the business climate of each economy.

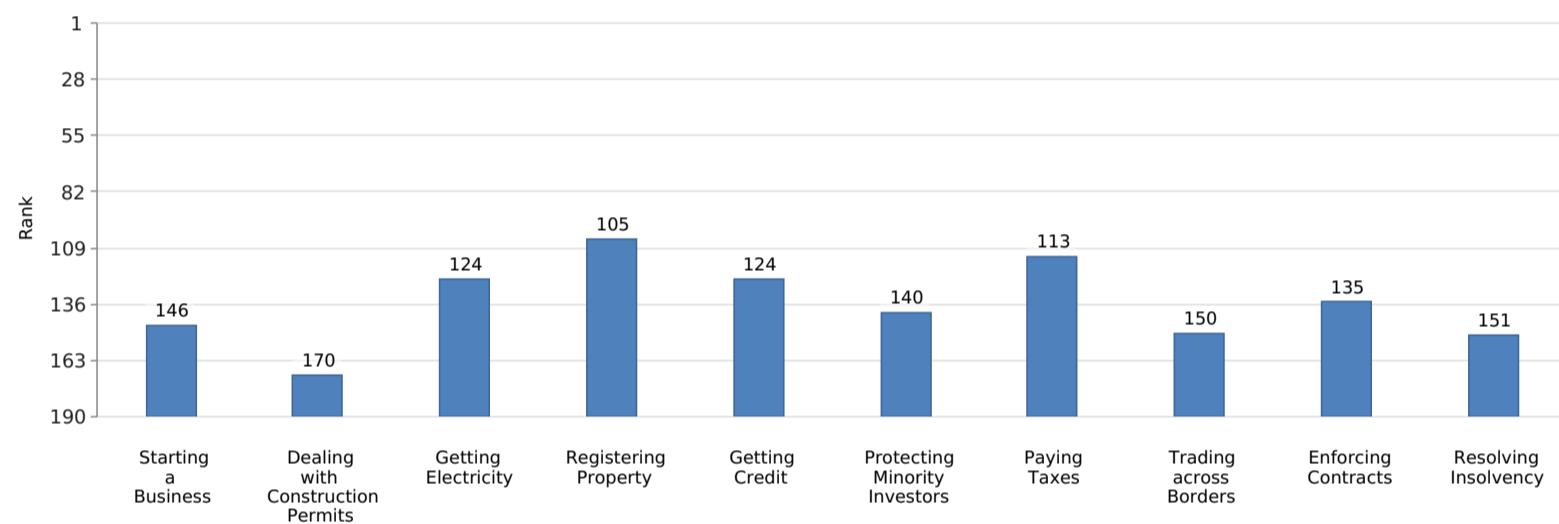
In addition, *Doing Business* offers detailed [subnational reports](#), which exhaustively cover business regulation and reform in different cities and regions within a nation. These reports provide data on the ease of doing business, rank each location, and recommend reforms to improve performance in each of the indicator areas. Selected cities can compare their business regulations with other cities in the economy or region and with the 190 economies that *Doing Business* has ranked.

The first *Doing Business* report, published in 2003, covered 5 indicator sets and 133 economies. This year's report covers 11 indicator sets and 190 economies. Most indicator sets refer to a case scenario in the largest business city of each economy, except for 11 economies that have a population of more than 100 million as of 2013 (Bangladesh, Brazil, China, India, Indonesia, Japan, Mexico, Nigeria, Pakistan, the Russian Federation and the United States) where *Doing Business* also collected data for the second largest business city. The data for these 11 economies are a population-weighted average for the 2 largest business cities. The project has benefited from feedback from governments, academics, practitioners and reviewers. The initial goal remains: to provide an objective basis for understanding and improving the regulatory environment for business around the world.

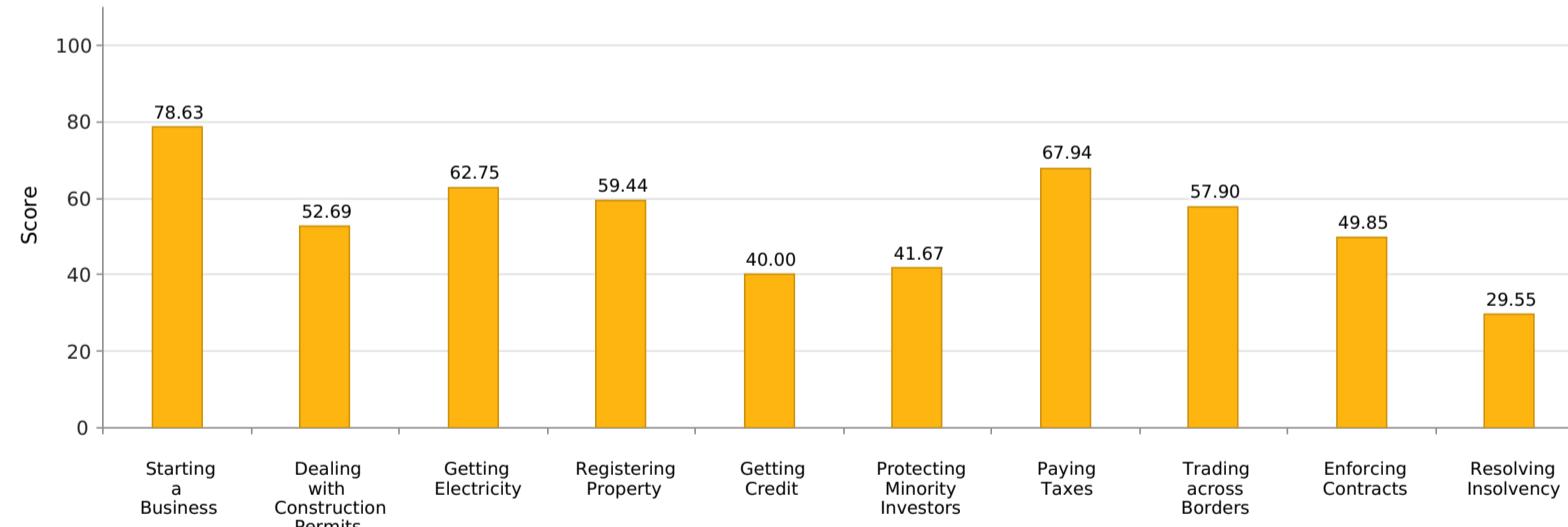
More about *Doing Business* (PDF, 5MB)



Rankings on Doing Business topics - Lebanon



Ease of Doing Business Score on Doing Business topics - Lebanon



 **Starting a Business**

This topic measures the number of procedures, time, cost and paid-in minimum capital requirement for a small- to medium-sized limited liability company to start up and formally operate in each economy's largest business city.

To make the data comparable across 190 economies, *Doing Business* uses a standardized business that is 100% domestically owned, has start-up capital equivalent to 10 times the income per capita, engages in general industrial or commercial activities and employs between 10 and 50 people one month after the commencement of operations, all of whom are domestic nationals. Starting a Business considers two types of local limited liability companies that are identical in all aspects, except that one company is owned by 5 married women and the other by 5 married men. The ranking of economies on the ease of starting a business is determined by sorting their scores for starting a business. These scores are the simple average of the scores for each of the component indicators.

The most recent round of data collection for the project was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure
Procedures to legally start and formally operate a company (number)

- Preregistration (for example, name verification or reservation, notarization)
- Registration in the economy's largest business city
- Postregistration (for example, social security registration, company seal)
- Obtaining approval from spouse to start a business or to leave the home to register the company
- Obtaining any gender specific document for company registration and operation or national identification card

Time required to complete each procedure (calendar days)

- Does not include time spent gathering information
- Each procedure starts on a separate day (2 procedures cannot start on the same day)
- Procedures fully completed online are recorded as ½ day
- Procedure is considered completed once final document is received
- No prior contact with officials

Cost required to complete each procedure (% of income per capita)

- Official costs only, no bribes
- No professional fees unless services required by law or commonly used in practice

Paid-in minimum capital (% of income per capita)

- Funds deposited in a bank or with third party before registration or up to 3 months after incorporation

Case study assumptions

To make the data comparable across economies, several assumptions about the business and the procedures are used. It is assumed that any required information is readily available and that the entrepreneur will pay no bribes.

The business:

- Is a limited liability company (or its legal equivalent). If there is more than one type of limited liability company in the economy, the most common among domestic firms is chosen. Information on the most common form is obtained from incorporation lawyers or the statistical office.
- Operates in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- The entire office space is approximately 929 square meters (10,000 square feet).
- Is 100% domestically owned and has five owners, none of whom is a legal entity; has a start-up capital of 10 times income per capita and has a turnover of at least 100 times income per capita.
- Performs general industrial or commercial activities, such as the production or sale of goods or services to the public. The business does not perform foreign trade activities and does not handle products subject to a special tax regime, for example, liquor or tobacco. It does not use heavily polluting production processes.
- Leases the commercial plant or offices and is not a proprietor of real estate and the amount of the annual lease for the office space is equivalent to the income per capita.
- Does not qualify for investment incentives or any special benefits.
- Has at least 10 and up to 50 employees one month after the commencement of operations, all of whom are domestic nationals.
- Has a company deed that is 10 pages long.

The owners:

- Have reached the legal age of majority. If there is no legal age of majority, they are assumed to be 30 years old.
- Are sane, competent, in good health and have no criminal record.
- Are married and the marriage is monogamous and registered with the authorities.
- Where the answer differs according to the legal system applicable to the woman or man in question (as may be the case in economies where there is legal plurality), the answer used will be the one that applies to the majority of the population.

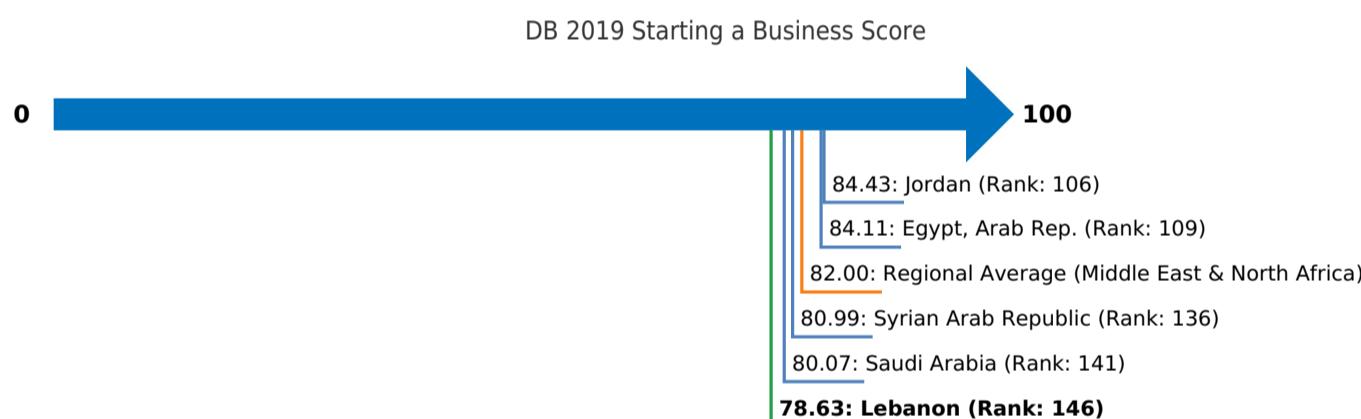
Starting a Business - Lebanon

Standardized Company

Legal form	Société a Responsabilité Limitée (SARL)
Paid-in minimum capital requirement	LBP 5,000,000
City Covered	Beirut

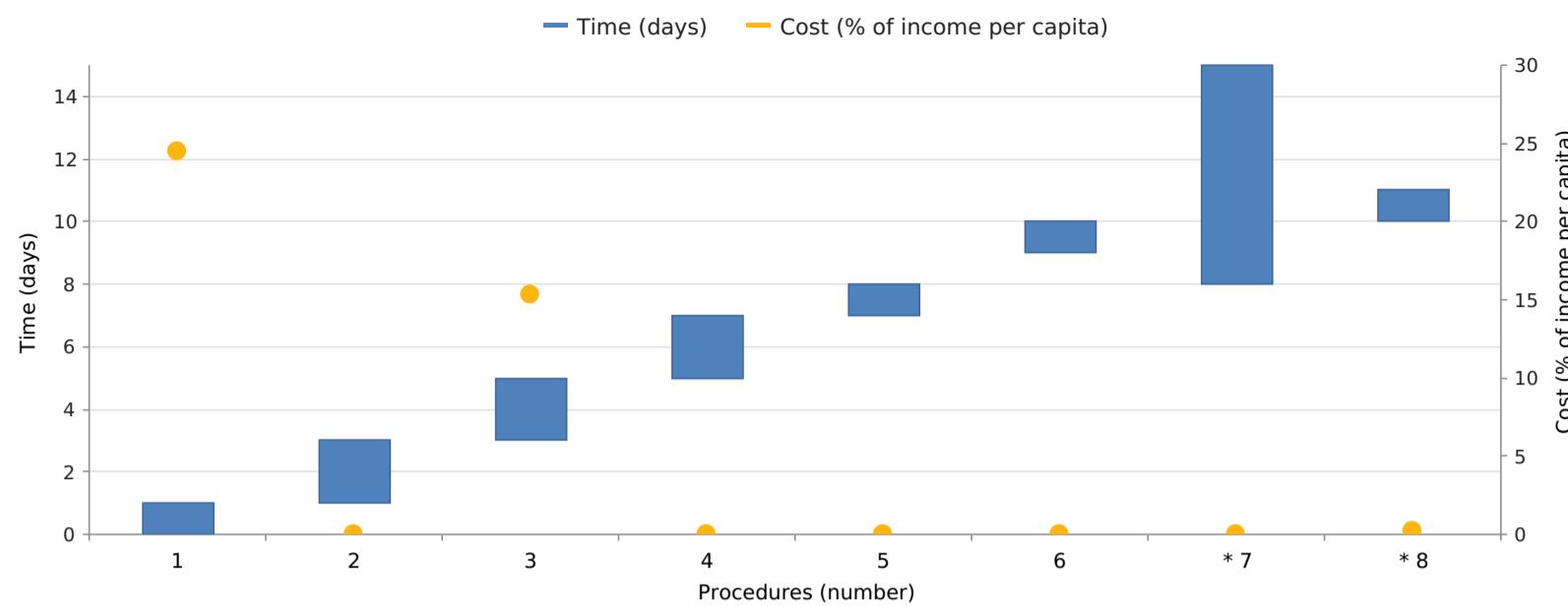
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Procedure - Men (number)	8	7.2	4.9	1 (New Zealand)
Time - Men (days)	15	20.5	9.3	0.5 (New Zealand)
Cost - Men (% of income per capita)	40.0	22.6	3.1	0.0 (Slovenia)
Procedure - Women (number)	8	7.9	4.9	1 (New Zealand)
Time - Women (days)	15	21.2	9.3	0.5 (New Zealand)
Cost - Women (% of income per capita)	40.0	22.6	3.1	0.0 (Slovenia)
Paid-in min. capital (% of income per capita)	38.9	8.1	8.6	0.0 (117 Economies)

Figure - Starting a Business in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of starting a business is determined by sorting their scores for starting a business. These scores are the simple average of the scores for each of the component indicators.

Figure - Starting a Business in Lebanon - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Details - Starting a Business in Lebanon - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	Designate a Lebanese lawyer <i>Agency</i> : Lawyer Each newly formed company must retain and pay an attorney on an annual basis. On April 26 2012, the Beirut Bar Association increased the minimum annual retainer to LBP 9,000,000 effective as of January 2013. This retainer can be paid by the company during the year. Startup fees are set by the Beirut Bar Association at LBP 3,000,000.	1 day	LBP 3,000,000 (attorney startup fees) + LBP 150,000 (Legalization of the Power of Attorney before the Bar Association)
2	Deposit the capital in a bank <i>Agency</i> : Bank This procedure can be carried out on the basis of a signed and notarized copy of the articles of association.	2 days	no charge
3	Register at the Company Registry <i>Agency</i> : Commercial Register The applicant submits the following documents to the company registrar at the Commercial Court, along with the total amount of required fees: <ul style="list-style-type: none"> • Articles of association • Commercial circulars • Minutes of the first general meeting of the partners • Registration application and a draft of the registration certificate to be issued • Document attesting the capital deposit • Partners' identity cards or passports (copy) • Documents evidencing that the company is entitled to occupy the premises where it exercises its activities Fee schedule for company registration: <ul style="list-style-type: none"> • Tax for the magistrates' mutual fund: LBP 375,000 lump tax + 0.15% of the capital+ LBP 1,000 flat registration fee + LBP 500 application fee + LBP 1,000 certified copy + LBP 500 commercial publication fee • Stamp duty: equal to 0.4% of capital + LBP 750,000 lump sum stamp duty + LBP 2,000 flat registration fee + LBP 1,000 application fee + LBP 2,000 certified copy + enrollment fee (Qaydeya) LBP 250+ LBP 1,000 commercial publication fee If the Bylaws are not signed before the Commercial Registry, additional fees are levied as follows: <ul style="list-style-type: none"> • Notarization of the articles of association: LBP 8,500 for each page. • Notarization fee: LBP 100,000 lump sum. • Notary public tax: 0.1% of capital. 	2 days	see comments
4	Notify the Ministry of Finance of commencement of business operations <i>Agency</i> : Ministry of Finance Within 2 months of registration, the company must submit a notification of commencement of business activities to the Ministry of Finance in order to register for income tax and VAT.	2 days	no charge
5	Register at the National Social Security Fund (NSSF) <i>Agency</i> : National Social Security Fund This procedure has two functions: "Registration" of a new employee and "Confirmation" by the system. The "Registration" function entails submitting a file for each new employee at the NSSF regional office closest to the company premises and obtaining a file reference number (or a receipt acknowledging the registration) immediately upon the submission. Once this "Registration" function is completed, the business is considered to have fulfilled its legal obligations with the NSSF. The benefits to the newly registered employees, under NSSF rules, will also become immediately effective. The Time to complete this procedure is 1 day at no cost to the employer or the employee. The "Confirmation" function consists of issuing a hard copy document (printed on a special size sheet) in the name of the registered employee along with his/her unique NSSF ID. Due to the lack of printing equipment at NSSF, the confirmation documents are printed in batches every few days or so. Therefore, it could take up to 30 days for a confirmation sheet to be received by the newly registered employee.	1 day	no charge
6	File internal labor regulations (règlement intérieur) with the Ministry of Labor <i>Agency</i> : Ministry of Labor When the number of employees at a company reaches 15 then the company will have to file internal labor regulations (règlement intérieur) with the Ministry of Labor according to Art. 66 of the Labor Code.	1 day	no charge

⇒ 7 Register for VAT

Agency : VAT Department

Registration for VAT is done at the VAT Department. To obtain a VAT certificate of registration, it may take between 7 and 10 days. There are specific forms to fill out for each kind of registration. The VAT department is independent from the taxes' department. The registration in both departments is free of charge.

one week no charge

(simultaneous with previous procedure)

⇒ 8 Obtain a company seal

Agency : Seal maker

Although not mandated by law, the majority of companies prefer to have company stamps. They can be ordered at any seal-making company.

1 day (simultaneous LBP 20,000-35,000

with previous procedure)

⇒ Takes place simultaneously with previous procedure.



Dealing with Construction Permits

This topic tracks the procedures, time and cost to build a warehouse—including obtaining necessary the licenses and permits, submitting all required notifications, requesting and receiving all necessary inspections and obtaining utility connections. In addition, the Dealing with Construction Permits indicator measures the building quality control index, evaluating the quality of building regulations, the strength of quality control and safety mechanisms, liability and insurance regimes, and professional certification requirements. The most recent round of data collection was completed in May 2018. [See the methodology for more information](#)

What the indicators measure

Procedures to legally build a warehouse

(number)

- Submitting all relevant documents and obtaining all necessary clearances, licenses, permits and certificates
- Submitting all required notifications and receiving all necessary inspections
- Obtaining utility connections for water and sewerage
- Registering and selling the warehouse after its completion

Time required to complete each procedure

(calendar days)

- Does not include time spent gathering information
- Each procedure starts on a separate day—though procedures that can be fully completed online are an exception to this rule
- Procedure is considered completed once final document is received
- No prior contact with officials

Cost required to complete each procedure (% of income per capita)

- Official costs only, no bribes

Building quality control index (0-15)

- Quality of building regulations (0-2)
- Quality control before construction (0-1)
- Quality control during construction (0-3)
- Quality control after construction (0-3)
- Liability and insurance regimes (0-2)
- Professional certifications (0-4)

Case study assumptions

To make the data comparable across economies, several assumptions about the construction company, the warehouse project and the utility connections are used.

The construction company (BuildCo):

- Is a limited liability company (or its legal equivalent) and operates in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Is 100% domestically and privately owned; has five owners, none of whom is a legal entity. Has a licensed architect and a licensed engineer, both registered with the local association of architects or engineers. BuildCo is not assumed to have any other employees who are technical or licensed experts, such as geological or topographical experts.
- Owns the land on which the warehouse will be built and will sell the warehouse upon its completion.

The warehouse:

- Will be used for general storage activities, such as storage of books or stationery.
- Will have two stories, both above ground, with a total constructed area of approximately 1,300.6 square meters (14,000 square feet). Each floor will be 3 meters (9 feet, 10 inches) high and will be located on a land plot of approximately 929 square meters (10,000 square feet) that is 100% owned by BuildCo, and the warehouse is valued at 50 times income per capita.
- Will have complete architectural and technical plans prepared by a licensed architect. If preparation of the plans requires such steps as obtaining further documentation or getting prior approvals from external agencies, these are counted as procedures.
- Will take 30 weeks to construct (excluding all delays due to administrative and regulatory requirements).

The water and sewerage connections:

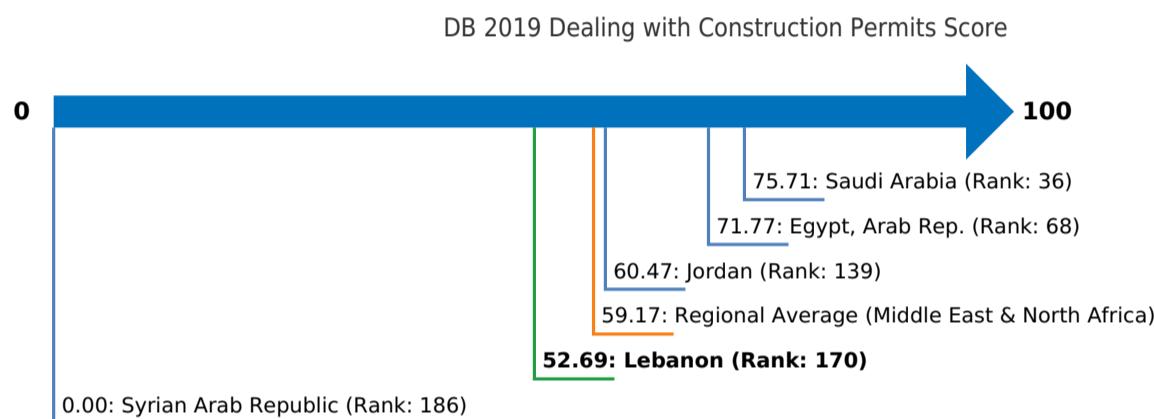
- Will be 150 meters (492 feet) from the existing water source and sewer tap. If there is no water delivery infrastructure in the economy, a borehole will be dug. If there is no sewerage infrastructure, a septic tank in the smallest size available will be installed or built.
- Will have an average water use of 662 liters (175 gallons) a day and an average wastewater flow of 568 liters (150 gallons) a day. Will have a peak water use of 1,325 liters (350 gallons) a day and a peak wastewater flow of 1,136 liters (300 gallons) a day.
- Will have a constant level of water demand and wastewater flow throughout the year; will be 1 inch in diameter for the water connection and 4 inches in diameter for the sewerage connection.

Dealing with Construction Permits - Lebanon

Standardized Warehouse

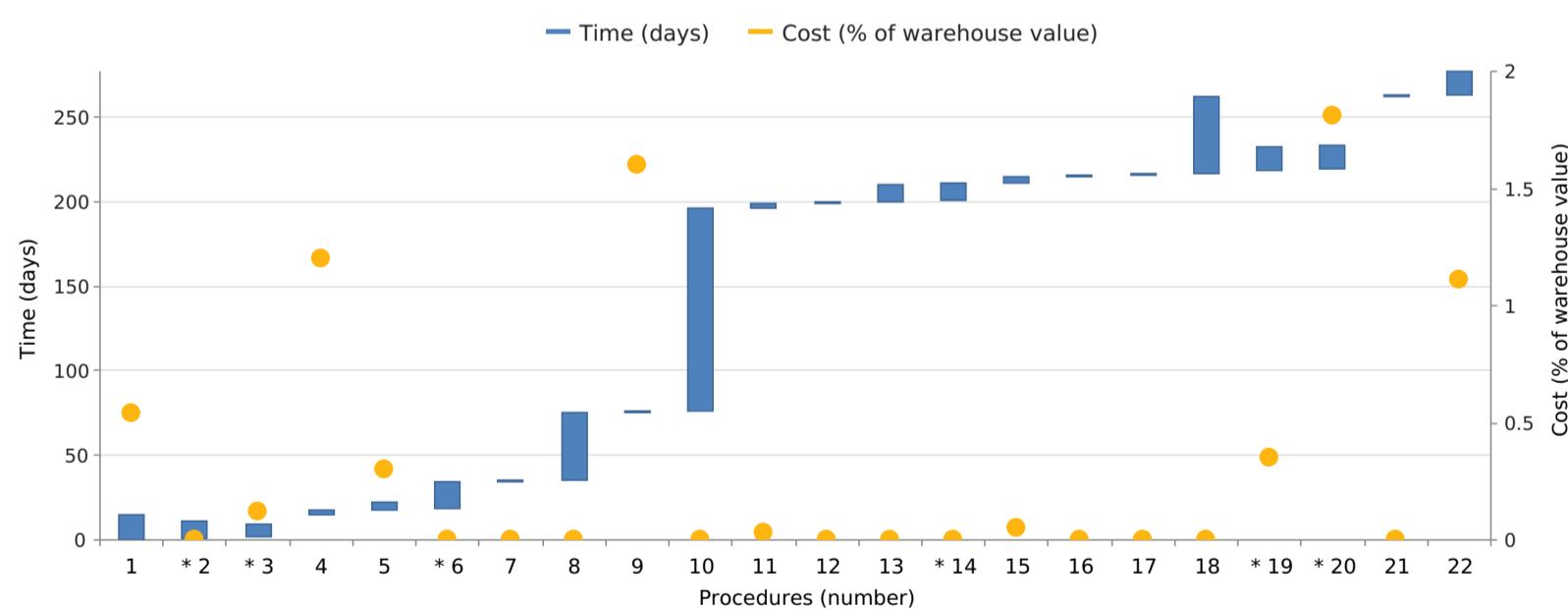
Estimated value of warehouse	LBP 643,352,551.10			
City Covered	Beirut			
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Procedures (number)	22	16.6	12.7	None in 2017/18
Time (days)	277	137.4	153.1	None in 2017/18
Cost (% of warehouse value)	7.1	4.7	1.5	None in 2017/18
Building quality control index (0-15)	13.0	12.1	11.5	15.0 (3 Economies)

Figure - Dealing with Construction Permits in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of dealing with construction permits is determined by sorting their scores for dealing with construction permits. These scores are the simple average of the scores for each of the component indicators.

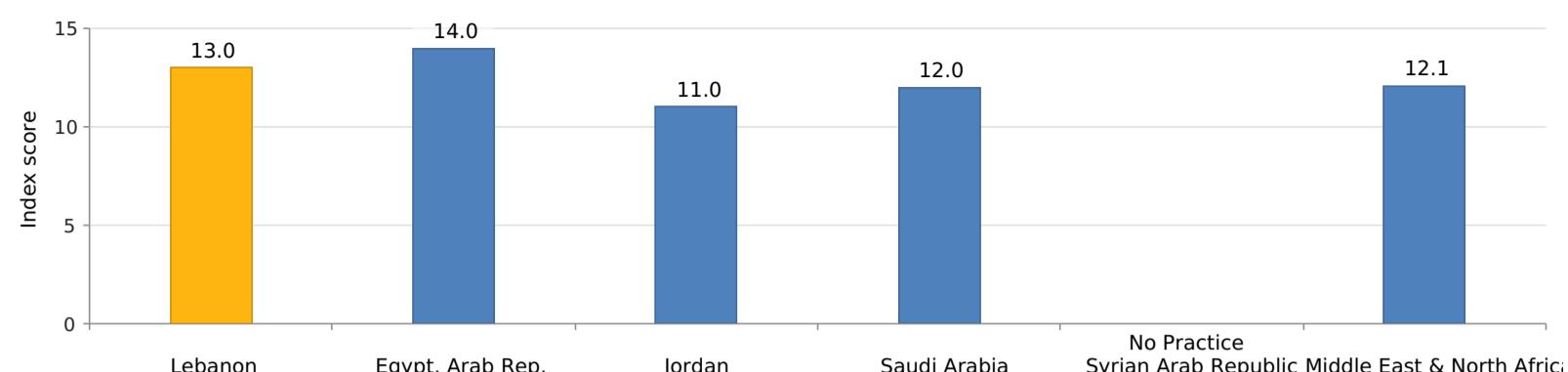
Figure - Dealing with Construction Permits in Lebanon - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Figure - Dealing with Construction Permits in Lebanon and comparator economies - Measure of Quality



Details - Dealing with Construction Permits in Lebanon - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	Obtain a geotechnical study / soil test <i>Agency</i> : Geotechnical engineer BuildCo will request a soil test for the structural calculations for the foundation. While the soil test is not required by law, it is done in practice as it is used for the structural calculations for the foundation.	15 days	USD 2,225
‡ 2	Obtain a recent planning certificate <i>Agency</i> : Directorate General of Urban Planning (DGU) BuildCo must submit a recent planning certificate (they are usually valid for 3 months) among the necessary documents to request a building permit. BuildCo must have a receipt from the municipality and should pay the value of the stamps for this procedure. The cost is as follows: 1- Land certificate stating the dimension and the content of the land: LBP 10,500 2- Cadastral plan showing the positioning of the land: LBP 10,000 3- Receipt from the municipality of the planning certificate: LBP 4,100	10 days	LBP 24,600
‡ 3	Obtain a topographic study <i>Agency</i> : Topographic engineer BuildCo needs to obtain a topographic study at the beginning of the construction in order to have accurate details about the levels and limitations of the land plot. This study is required for the construction permit application.	7 days	USD 500
4	Hire a technical auditor and obtain approval of drawings <i>Agency</i> : Technical Auditor Based on Decision No. 1/1192 dated November 23, 2012, companies must hire a technical auditor accredited by the government who must review and approve the drawings related to the project before the building permit can be issued. They may request that modifications be made to the drawings. Throughout the construction phase, the auditors must also ensure that construction works are duly performed through inspections at different stages of the construction. And upon completion of the works, they must attest that the construction work was carried out properly.	3 days	USD 5,000
5	Obtain approval of file by Order of Engineers (where engineer is registered) and pay duties to Order <i>Agency</i> : Beirut Order of Engineers The file must be submitted to the Order of Engineers if the engineer is registered (Beirut Order of Engineers or Tripoli Order of Engineers). The file should include the following: <ul style="list-style-type: none">• A construction permit application signed by that same civil engineer or architect jointly with the real estate owner,• The design plans,• An agreement between the property owner and the architect or engineer responsible for the project described. In order to be submitted as part of the application for a building permit, the file must bear the seal and registration number of the relevant Order of Engineers. The Order of Engineers meets twice a week. A fee schedule for the permit to start construction works from the Order of Architects and Engineers has been implemented in Beirut since 2010: <ul style="list-style-type: none">• For the area between 1 and 3,000 sq. m., the cost is LBP 1,500.00 per sq. m.• For the area between 3,001 and 6,000 sq. m., the fee is LBP 3,000.00 per sq. m.• For the area between 6,001 and 9,000 sq. m., the fee is LBP 4,500.00 per sq. m.• Above 9,001sq. m., the fee is LBP 6,000.00 per sq. m. The cost is LBP 1,950,900.00.	4 days	LBP 1,950,900

6	Request and receive inspection from Électricité du Liban for approval <i>Agency</i> : Électricité du Liban (Electricity of Lebanon – EDL) also need to go to the EDL to make sure you have the electrical post or a transformer first, you must go to municipality to obtain a document that shows the parcel's value as they will need this to issue the approval, then you must go to the Electricity company to see if Electricite du Liban will be able to supply electricity Before submitting the building permit application, Electricité du Liban has to verify if the construction site can be connected to an electrical post or transformer.	15 days	no charge
7	Submit building permit application to Urban Development Department <i>Agency</i> : Urban Development Department, Directeurat Général d'Urbanisme (DGU) BuildCo must submit the file described in the previous procedure to the Urban Development Department. In Beirut and Tripoli, the file is referred to the municipal engineering departments. The process takes up to 6 months. The Urban Development Department is a subdivision of the Directorate General of Urbanism.	1 day	no charge
8	Request and receive pre-approval inspection from Urban Development Department <i>Agency</i> : Urban Development Department, Directeurat Général d'Urbanisme (DGU) The Urban Development Department inspects the property and the plans to ensure that they are consistent with the construction laws and regulations, and then issues its clearance for the issuance of the building permit and calculates the building permit taxes. The inspection itself is completed in a day, but it takes a while from the date BuildCo requests the inspection until the date the inspector arrives.	40 days	no charge
9	Pay building permit taxes to the municipality <i>Agency</i> : Municipality The Urban Development Department refers the file to the relevant municipality (in the case of the city of Beirut, to the Administrator of the City of Beirut). The municipality collects the construction permit taxes and issues the construction permit in the name of the property owner. Payment is made at the municipality. According to Decree No. 60 of 1988 on Municipal Taxes, the building permit taxes paid to the Municipality are a certain value per square meter of the building. However, this value per square meter is calculated based on the value of 1 square meter of construction as follows: - From the value of LBP 1 - 25,000: 1.5% of the construction value of 1 square meter - From the value between LBP 25,000 - 100,000: 2% of the construction value of 1 square meter - From the value greater than LBP 100,000: 1% of the construction value of 1 square meter In the case of Doing Business, the value of 1 square meter of construction is the total construction value / 1,300.6 sq. m. Therefore, the value per square meter without taxes to be paid is calculated as follows: $(1.5\% * 25,000) + (2\% * 75,000) + (1\% * [\text{total construction value} - 100,000])$. Then a 15% municipal tax is added to the value above + 0.05% of the construction value of 1 square meter to obtain the total value to be paid per sq. m. as a municipal contribution. A second tax of 12% of the value above must be paid per square meter as a national tax. A contribution of 5% of the value above must be paid per square meter to the Order of Engineers and Architects. Therefore, the above values would all be added to obtain the total cost per square meter paid to the municipality for all building permit fees, which is then multiplied by 1,300.6 sq. m. for the purposes of the Doing Business case study.	1 day	LBP 10,316,123
10	Obtain building permit <i>Agency</i> : Municipality By law, construction work can start if no decision about the building permit application has been made 15 days after the submission date. In practice, however, this is not applied, and people wait 4 months on average.	120 days	no charge
11	Obtain starting order permit from Order of Engineers <i>Agency</i> : Beirut Order of Engineers To start construction the engineer and/or architect must pay the dossier fee according to the number of professionals involved in the construction work (civil engineer, mechanic engineer, electrical engineer, geotechnical engineer, among others). The fee should not exceed LBP 200,000.00	3 days	LBP 200,000

13	Request and receive inspection from the Water of Beirut and Mount Lebanon for water connection <i>Agency</i> : Water of Beirut and Mount Lebanon With follow-up, it takes 10 days from the time an inspection is requested until an inspection begins. Without follow-up, however, the inspection might never take place.	10 days	no charge
14	⇒ Request and receive inspection from the Municipality of Beirut for sewage <i>Agency</i> : Municipality of Beirut While the inspection for water connection is done by the Water of Beirut and Mount Lebanon agency, the inspection for sewage connection is done by the Municipality of Beirut. Both inspections can be done simultaneously. With follow-up, it takes 10 days from the time an inspection is requested until an inspection begins. Without follow-up, however, the inspection might never take place.	10 days	no charge
15	Submit application and receive approval for an occupancy permit from the Order of Engineers <i>Agency</i> : Beirut Order of Engineers Following completion of construction, an application for approval of an occupancy permit must be submitted to the Order of Engineers. The Order must give a written and stamped approval first.	4 days	LBP 300,000
16	Submit application and receive approval for an occupancy permit from the Directorate General of Urban Planning (DGU) <i>Agency</i> : Urban Development Department, Directorate General of Urban Planning (DGU) Once construction has been completed, an application for approval of an occupancy permit must be submitted to the Urban Development Department. The Urban Development Department performs an on-site inspection of the building to ensure that it is in compliance with the construction permit and approved plans. The application for an occupancy permit must be accompanied by the plans related to the completed construction, signed by the engineer in charge, and stamped by the Order of Engineers. Following the clearance from the Urban Development Department, the file is forwarded to the relevant municipality (in the case of Beirut, to the Administrator of the City of Beirut) that will issue the occupancy permit in the name of the property owner. According to the law, the occupancy permit must be issued within a month. However, this time limit is not enforced in practice.	1 day	no charge
17	Receive on-site inspection from the Directorate General of Urban Planning (DGU) <i>Agency</i> : Urban Development Department, Directorate General of Urban Planning (DGU) It takes about a week to schedule the inspection.	1 day	no charge
18	Obtain occupancy permit <i>Agency</i> : Urban Development Department, Directorate General of Urban Planning (DGU) By law, the time limit for the procedure is 30 days, but in practice, it takes much longer to obtain the occupancy permit -- about 45 days with follow-up.	45 days	LBP 25,000
19	⇒ Obtain water connection <i>Agency</i> : Water of Beirut and Mount Lebanon BuildCo must submit an application for water connection accompanied by various documents.	14 days	LBP 2,260,000
20	⇒ Obtain sewage connection <i>Agency</i> : Municipality	14 days	USD 7,500
21	Receive onsite inspection from the Ministry of Finance and obtain estimate of leasing value of the warehouse <i>Agency</i> : Ministry of Finance Once the occupancy permit is issued, an inspector from the Ministry of Finance visits the site to prepare an estimate of the leasing value of the warehouse. This estimate is necessary to register the building.	1 day	LBP 5,000
22	Register the building with the Real Estate Registry <i>Agency</i> : Real Estate Registry According to Tables 1 and 2 attached to the Decree Law No. 148 dated 12/6/1959 and its amendments, the registration fees consist of: (i) 1% of the leasing value of the warehouse (ii) minor taxes such as topography tax (approximately LBP 250,000) and deed and contract taxes (approximately LBP 100,000). There is an additional Municipality tax (5% of the total taxes in the aforementioned costs above), provided in Article 90 of the Law of the Municipality Duties and Taxes No. 60/88 dated 12/8/1988 and its amendments.	14 days	LBP 7,122,702

⇒ Takes place simultaneously with previous procedure.

Details - Dealing with Construction Permits in Lebanon - Measure of Quality

	Answer	Score
Building quality control index (0-15)		13.0
Quality of building regulations index (0-2)		2.0
How accessible are building laws and regulations in your economy? (0-1)	Available online; Free of charge.	1.0
Which requirements for obtaining a building permit are clearly specified in the building regulations or on any accessible website, brochure or pamphlet? (0-1)	List of required documents; Fees to be paid; Required preapprovals.	1.0
Quality control before construction index (0-1)		1.0
Which third-party entities are required by law to verify that the building plans are in compliance with existing building regulations? (0-1)	Licensed architect; Licensed engineer; Private firm.	1.0
Quality control during construction index (0-3)		2.0
What types of inspections (if any) are required by law to be carried out during construction? (0-2)	Inspections by external engineer or firm; Unscheduled inspections; Inspections at various phases.	1.0
Do legally mandated inspections occur in practice during construction? (0-1)	Mandatory inspections are always done in practice.	1.0
Quality control after construction index (0-3)		3.0
Is there a final inspection required by law to verify that the building was built in accordance with the approved plans and regulations? (0-2)	Yes, final inspection is done by government agency; Yes, external engineer submits report for final inspection.	2.0
Do legally mandated final inspections occur in practice? (0-1)	Final inspection always occurs in practice.	1.0
Liability and insurance regimes index (0-2)		2.0
Which parties (if any) are held liable by law for structural flaws or problems in the building once it is in use (Latent Defect Liability or Decennial Liability)? (0-1)	Architect or engineer; Professional in charge of the supervision; Construction company; Owner or investor.	1.0
Which parties (if any) are required by law to obtain an insurance policy to cover possible structural flaws or problems in the building once it is in use (Latent Defect Liability Insurance or Decennial Insurance)? (0-1)	No party is required by law to obtain insurance; Owner or investor; Insurance is commonly taken in practice.	1.0
Professional certifications index (0-4)		3.0

What are the qualification requirements for the professional responsible for verifying that the architectural plans or drawings are in compliance with existing building regulations? (0-2)	Minimum number of years of experience; University degree in architecture or engineering; Being a registered architect or engineer.	2.0
What are the qualification requirements for the professional who supervises the construction on the ground? (0-2)	University degree in engineering, construction or construction management; Being a registered architect or engineer.	1.0

Getting Electricity

This topic measures the procedures, time and cost required for a business to obtain a permanent electricity connection for a newly constructed warehouse. Additionally, the reliability of supply and transparency of tariffs index measures reliability of supply, transparency of tariffs and the price of electricity. The most recent round of data collection for the project was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure

Procedures to obtain an electricity connection (number)

- Submitting all relevant documents and obtaining all necessary clearances and permits
- Completing all required notifications and receiving all necessary inspections
- Obtaining external installation works and possibly purchasing material for these works
- Concluding any necessary supply contract and obtaining final supply

Time required to complete each procedure (calendar days)

- Is at least 1 calendar day
- Each procedure starts on a separate day
- Does not include time spent gathering information
- Reflects the time spent in practice, with little follow-up and no prior contact with officials

Cost required to complete each procedure (% of income per capita)

- Official costs only, no bribes
- Value added tax excluded

The reliability of supply and transparency of tariffs index (0-8)

- Duration and frequency of power outages (0-3)
- Tools to monitor power outages (0-1)
- Tools to restore power supply (0-1)
- Regulatory monitoring of utilities' performance (0-1)
- Financial deterrents limiting outages (0-1)
- Transparency and accessibility of tariffs (0-1)

Price of electricity (cents per kilowatt-hour)*

- Price based on monthly bill for commercial warehouse in case study

*Note: *Doing Business* measures the price of electricity, but it is not included in the ease of doing business score nor the ranking on the ease of getting electricity.

Case study assumptions

To make the data comparable across economies, several assumptions about the warehouse, the electricity connection and the monthly consumption are used.

The warehouse:

- Is owned by a local entrepreneur and is used for storage of goods.
- Is located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Is located in an area where similar warehouses are typically located and is in an area with no physical constraints. For example, the property is not near a railway.
- Is a new construction and is being connected to electricity for the first time.
- Has two stories with a total surface area of approximately 1,300.6 square meters (14,000 square feet). The plot of land on which it is built is 929 square meters (10,000 square feet).

The electricity connection:

- Is a permanent one with a three-phase, four-wire Y connection with a subscribed capacity of 140-kilo-volt-ampere (kVA) with a power factor of 1, when 1 kVA = 1 kilowatt (kW).
- Has a length of 150 meters. The connection is to either the low- or medium-voltage distribution network and is either overhead or underground, whichever is more common in the area where the warehouse is located and requires works that involve the crossing of a 10-meter road (such as by excavation or overhead lines) but are all carried out on public land. There is no crossing of other owners' private property because the warehouse has access to a road.
- Does not require work to install the internal wiring of the warehouse. This has already been completed up to and including the customer's service panel or switchboard and the meter base.

The monthly consumption:

- It is assumed that the warehouse operates 30 days a month from 9:00 a.m. to 5:00 p.m. (8 hours a day), with equipment utilized at 80% of capacity on average and that there are no electricity cuts (assumed for simplicity reasons) and the monthly energy consumption is 26,880 kilowatt-hours (kWh); hourly consumption is 112 kWh.
- If multiple electricity suppliers exist, the warehouse is served by the cheapest supplier.
- Tariffs effective in January of the current year are used for calculation of the price of electricity for the warehouse. Although January has 31 days, for calculation purposes only 30 days are used.

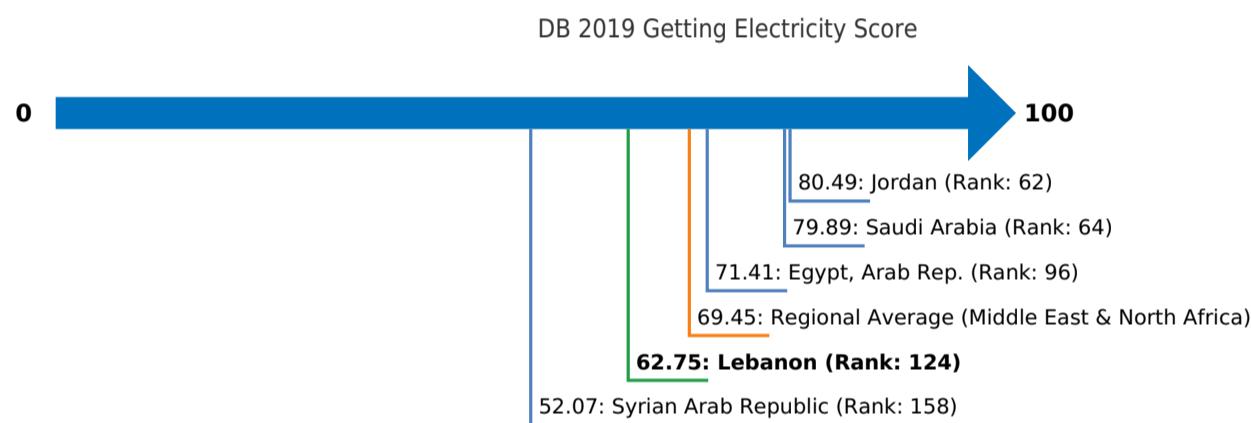
Getting Electricity - Lebanon

Standardized Connection

Price of electricity (US cents per kWh)	13.2
Name of utility	Electricité du Liban (EDL)
City Covered	Beirut

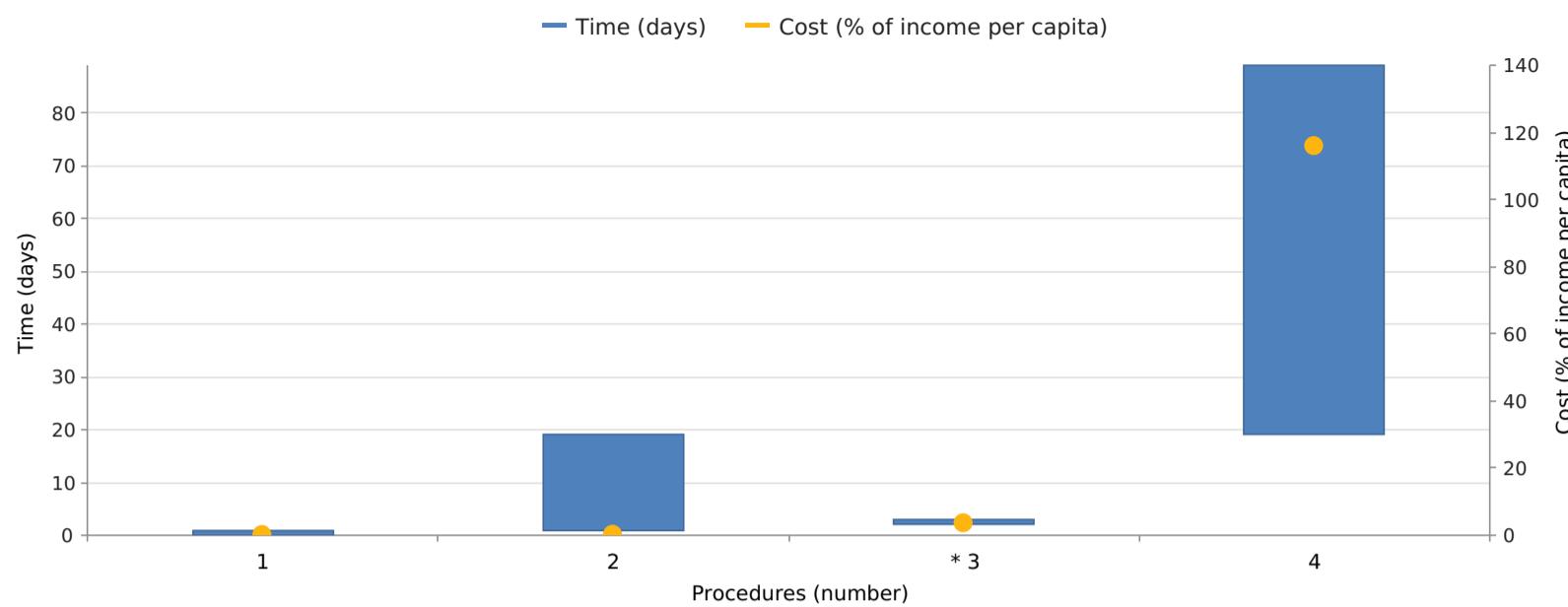
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Procedures (number)	4	4.7	4.5	3 (25 Economies)
Time (days)	89	72.4	77.2	18 (3 Economies)
Cost (% of income per capita)	119.4	479.9	64.2	0.0 (3 Economies)
Reliability of supply and transparency of tariff index (0-8)	0	4.2	7.5	8.0 (27 Economies)

Figure - Getting Electricity in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of getting electricity is determined by sorting their scores for getting electricity. These scores are the simple average of the scores for all the component indicators except the price of electricity.

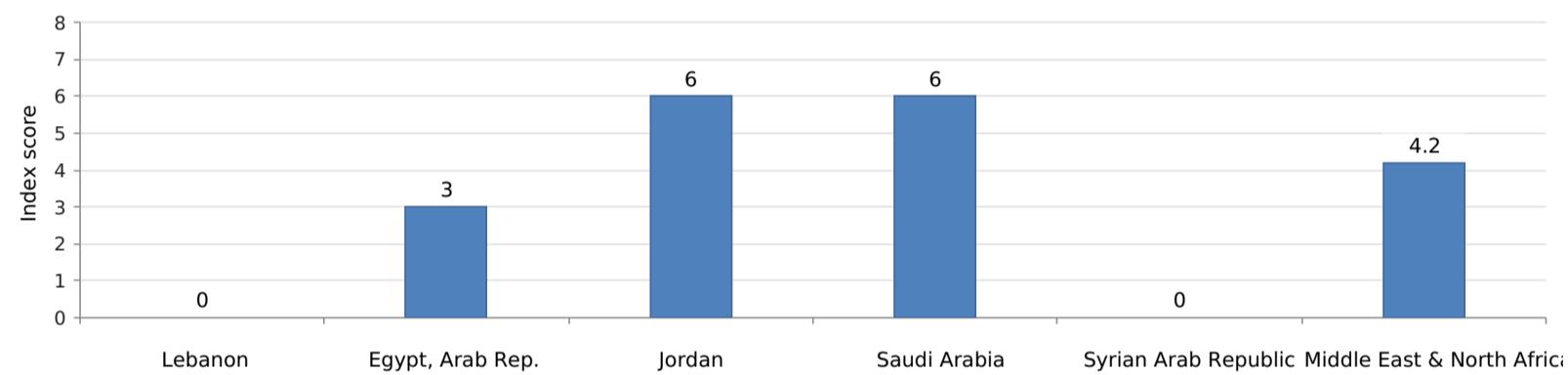
Figure - Getting Electricity in Lebanon - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Figure - Getting Electricity in Lebanon and comparator economies - Measure of Quality



Details - Getting Electricity in Lebanon - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	Obtain neighbor's electricity bill (for address of closest building) <i>Agency</i> : Neighbor The customer needs to obtain an electricity bill from their neighbor or the identification number of the neighbor's meter box (showing the address of the closest building). This is needed when applying for electricity connection because it allows the electricity company, Electricité du Liban, locate the construction.	1 calendar day	LBP 0
2	Submit application to EDL and await estimate <i>Agency</i> : Electricité du Liban (EDL), Beirut The customer submits an application for electricity connection at Electricité du Liban's offices. In addition to the application form, the client needs to submit: <ul style="list-style-type: none"> • copy of the title deed • copy of the ID card • the original building permit, and • electricity bill from the closest building (or meter box number) and its address 	18 calendar days	LBP 11,000
⇒ 3	Receive external inspection by EDL <i>Agency</i> : Electricité du Liban (EDL), Beirut The application is forwarded to the relevant department at the utility for review. A site inspection is usually carried out to determine the details of the connection. The inspector then prepares a report with the specifics of the connection and awaits clearance from the relevant authority at the utility. Once clearance is obtained and the inspector has prepared an estimate of the connection fees, the client will need to make the necessary payment at Electricité du Liban's offices. The client is then given the approved file back along with a "C23" card (with the number of connections and the temporary meter, if needed).	1 calendar day	LBP 451,143.69
4	Await and receive external works and meter installation from EDL's service provider <i>Agency</i> : Electricité du Liban (EDL), Beirut External works start after the client has paid the connection fees. For a connection of 3x200A, if the warehouse is less than 200 meters away from the closest distribution substation, the works will consist of laying out an underground cable from the building to that substation. Otherwise, a substation would be needed. Any permits needed for the works are obtained by the utility directly. The utility picks a contractor to do the external works, and possibly install the meter and turn the electricity on too. The utility however, always supervises the works. No inspection of the entire internal wiring is done during the process.	70 calendar days	LBP 14,907,000

⇒ Takes place simultaneously with previous procedure.

Details - Getting Electricity in Lebanon - Measure of Quality

	Answer
Reliability of supply and transparency of tariff index (0-8)	0
Total duration and frequency of outages per customer a year (0-3)	0
System average interruption duration index (SAIDI)	..
System average interruption frequency index (SAIFI)	..
What is the minimum outage time (in minutes) that the utility considers for the calculation of SAIDI/SAIFI	N/A
Mechanisms for monitoring outages (0-1)	0
Does the distribution utility use automated tools to monitor outages?	No
Mechanisms for restoring service (0-1)	0
Does the distribution utility use automated tools to restore service?	No
Regulatory monitoring (0-1)	0
Does a regulator—that is, an entity separate from the utility—monitor the utility's performance on reliability of supply?	No
Financial deterrents aimed at limiting outages (0-1)	0
Does the utility either pay compensation to customers or face fines by the regulator (or both) if outages exceed a certain cap?	No
Communication of tariffs and tariff changes (0-1)	1
Are effective tariffs available online?	Yes
Link to the website, if available online	http://www.edl.gov.lb/ ABOUTEDL.htm
Are customers notified of a change in tariff ahead of the billing cycle?	Yes

Note:

If the duration and frequency of outages is 100 or less, the economy is eligible to score on the Reliability of supply and transparency of tariff index.

If the duration and frequency of outages is not available, or is over 100, the economy is not eligible to score on the index.

If the minimum outage time considered for SAIDI/SAIFI is over 5 minutes, the economy is not eligible to score on the index.

 **Registering Property**

This topic examines the steps, time and cost involved in registering property, assuming a standardized case of an entrepreneur who wants to purchase land and a building that is already registered and free of title dispute. In addition, the topic also measures the quality of the land administration system in each economy. The quality of land administration index has five dimensions: reliability of infrastructure, transparency of information, geographic coverage, land dispute resolution, and equal access to property rights. The most recent round of data collection for the project was completed in May 2018. [See the methodology for more information](#).

What the indicators measure
Procedures to legally transfer title on immovable property (number)

- Preregistration procedures (for example, checking for liens, notarizing sales agreement, paying property transfer taxes)
- Registration procedures in the economy's largest business city.
- Postregistration procedures (for example, filling title with municipality)

Time required to complete each procedure (calendar days)

- Does not include time spent gathering information
- Each procedure starts on a separate day - though procedures that can be fully completed online are an exception to this rule
- Procedure is considered completed once final document is received
- No prior contact with officials

Cost required to complete each procedure (% of property value)

- Official costs only (such as administrative fees, duties and taxes).
- Value Added Tax, Capital Gains Tax and illicit payments are excluded

Quality of land administration index (0-30)

- Reliability of infrastructure index (0-8)
- Transparency of information index (0-6)
- Geographic coverage index (0-8)
- Land dispute resolution index (0-8)
- Equal access to property rights index (-2-0)

Case study assumptions

To make the data comparable across economies, several assumptions about the parties to the transaction, the property and the procedures are used.

The parties (buyer and seller):

- Are limited liability companies (or the legal equivalent).
- Are located in the periurban area of the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Are 100% domestically and privately owned.
- Have 50 employees each, all of whom are nationals.
- Perform general commercial activities.

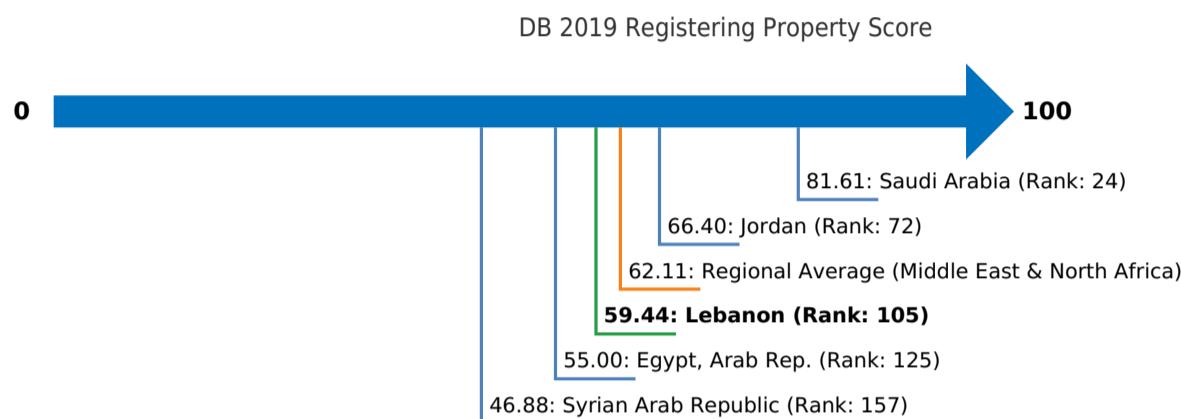
The property (fully owned by the seller):

- Has a value of 50 times income per capita, which equals the sale price.
- Is fully owned by the seller.
- Has no mortgages attached and has been under the same ownership for the past 10 years.
- Is registered in the land registry or cadastre, or both, and is free of title disputes.
- Is located in a periurban commercial zone, and no rezoning is required.
- Consists of land and a building. The land area is 557.4 square meters (6,000 square feet). A two-story warehouse of 929 square meters (10,000 square feet) is located on the land. The warehouse is 10 years old, is in good condition, has no heating system and complies with all safety standards, building codes and legal requirements. The property, consisting of land and building, will be transferred in its entirety.
- Will not be subject to renovations or additional construction following the purchase.
- Has no trees, natural water sources, natural reserves or historical monuments of any kind.
- Will not be used for special purposes, and no special permits, such as for residential use, industrial plants, waste storage or certain types of agricultural activities, are required.
- Has no occupants, and no other party holds a legal interest in it.

Registering Property - Lebanon

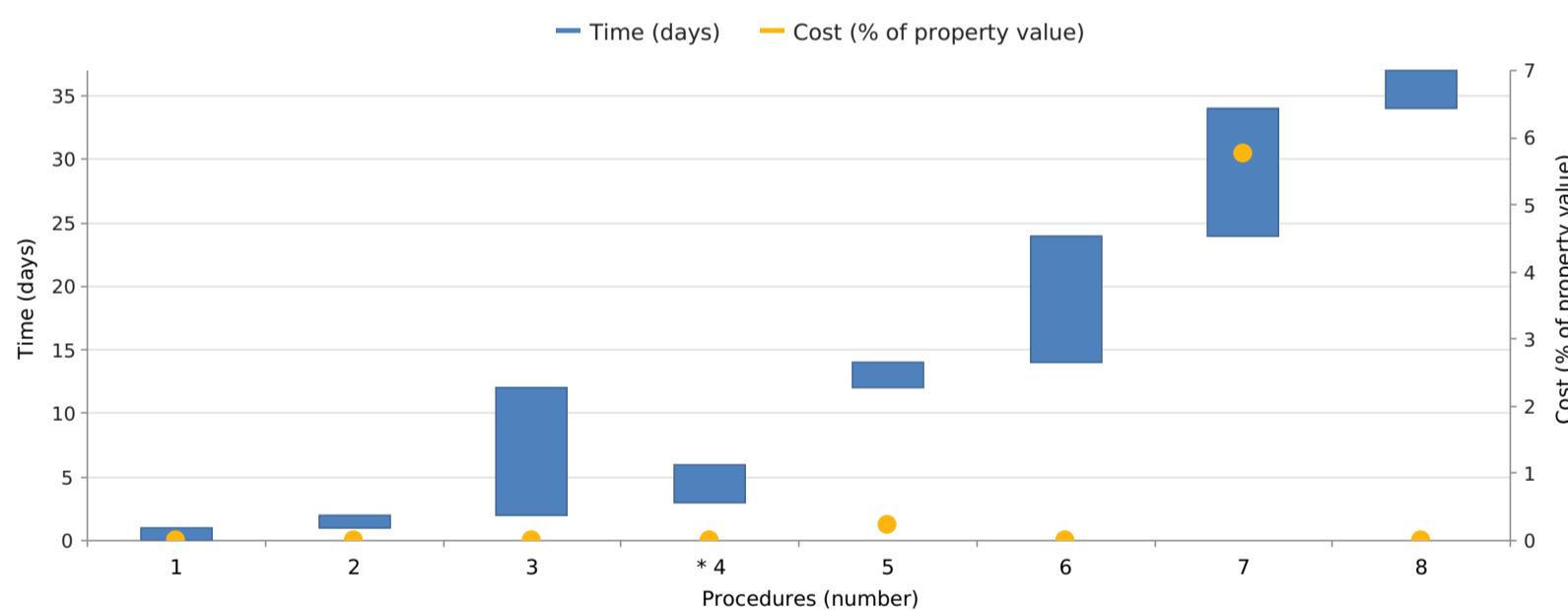
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Procedures (number)	8	5.6	4.7	1 (4 Economies)
Time (days)	37	29.7	20.1	1 (New Zealand)
Cost (% of property value)	6.0	5.7	4.2	0.0 (Saudi Arabia)
Quality of the land administration index (0-30)	16.0	14.2	23.0	None in 2017/18

Figure - Registering Property in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of registering property is determined by sorting their scores for registering property. These scores are the simple average of the scores for each of the component indicators.

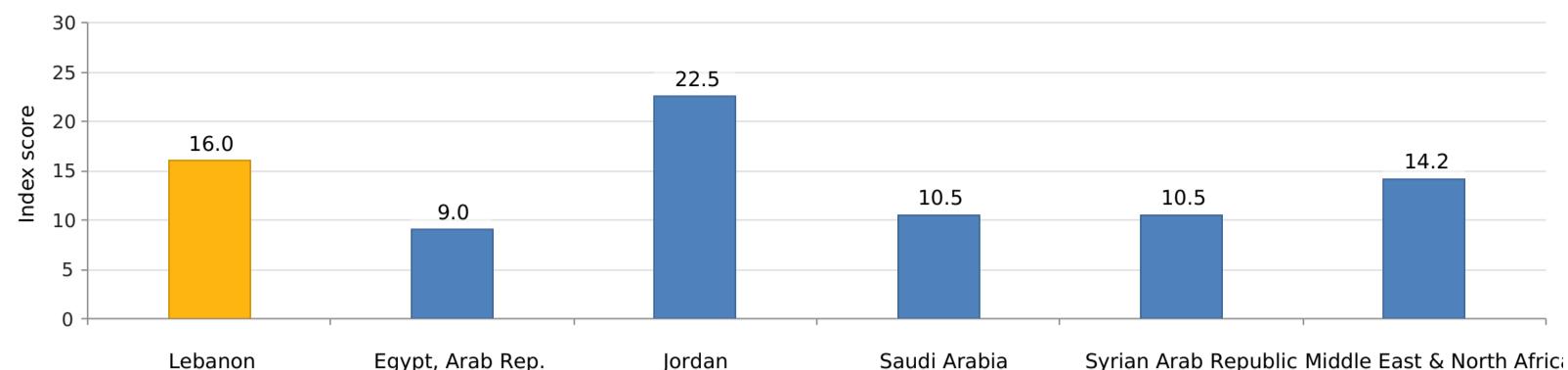
Figure - Registering Property in Lebanon - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Figure - Registering Property in Lebanon and comparator economies - Measure of Quality



Details - Registering Property in Lebanon - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	Obtain a copy of the ownership deed from the Land Registry <i>Agency</i> : Land Registry The parties apply for a copy of ownership deeds. The deed details provide the location, number, and size of the plot, who is registered owner, whether there are any disputes over ownership or pending legal cases. Importantly there is a compulsory government order on the property or, for example, whether any roads are planned through the area. The procedure to obtain the Real Estate Certificate is a straight forward one which only requires submission of the request, and the certificate is immediately issued thereafter. Starting in 2016, there is a possibility to obtain the certificate online by going to http://www.lrc.gov.lb/en/content/viewing-title-register .	1 day	LBP 10,000
2	Obtain an official cadastral map and a location map of the property <i>Agency</i> : Cadastre Administration (Da'irat al Massaha) If the area is not specified in the real estate certificate and in the title deed, which is often the case, an official cadastral map and a location map of the property must be obtained from the cadastre administration (in Arabic "Dairat al Massaha").	1 day	LBP 20,000
3	Obtain an urban plan certificate from the Urban Planning Authority and the Municipality <i>Agency</i> : Urban Planning Authority and Municipality Parties obtain an urban plan certificate from the Urban Planning Authority and the Municipality. This is not strictly required by the law, but it is usually requested by the buyer in order to make sure that no special easement or expropriation is planned on the property that he intends to purchase.	10 days	LBP 6,000
4	Obtain a Municipal Tax Clearance (Bara'et Zimma) <i>Agency</i> : Municipality Obtain clearance from the Municipality to make sure that municipal taxes prior to the sale agreement have been paid. This is not required by law, but it is usually requested by the buyer.	3 days	LBP 8,000
5	Preparation of the sale agreement by a lawyer <i>Agency</i> : Lawyer An attorney prepares the sale agreement on an official form. The participation of a lawyer is not mandatory, but it is preferred to avoid any mistakes. The sale contract is often drafted by the notary public or by a qualified facilitator. However, for complex and delicate real estate transactions where either or both parties need to protect their rights, the contract is usually negotiated and drafted by both parties' attorneys. The Beirut Bar Association on its decision of April 26th, 2012 has set a minimum fee of LBP 1,500,000 for the drafting of a contract. Such minimum fee shall be subject to an increase taking into consideration the contract's value and importance.	2 days	LBP 1,500,000; (LBP 1,500,000 (minimum set by the Beirut Bar Association))
6	Obtain an official estimate of the property rental value from the Tax Authority <i>Agency</i> : Ministry of Finance An official estimate of the rental value of the property is requested together with a tax discharge (clearance). The Tax Authority at the Ministry of Finance orders an inspection of the property by a controller to obtain an official estimate of the rental value of the property. A copy of the sale agreement should be submitted to the Ministry of Finance to obtain the official estimate of the rental value.	10 days	LBP 5,000

7	Apply for registration at the Land Registry	10 days	LBP 37,084,000; ((i) Sale transfer tax 5% + (ii) Flat taxes (Deed fee 8,000; contract fee 8,000 seller; contract fee 8,000 buyer) +(iii) New deed fee 50,000+ (iv) contract stamp fee 10,000 + (vi) Deed stamp fee 5 000 +(vii) Municipality fee 5% (of the sale transfer tax + Flat taxes) + (viii) Lawyers syndicate fee 1 per thousand of the amount+ (ix) Stamp fee 4 per thousand of the amount)
	<p><i>Agency :</i> Land Registry</p> <p>The contract, together with the documentation, is presented, either a) directly to the Land Registry officer before whom the contract is signed and then the property is registered, or b) to the notary public before whom the contract is signed and then both the contract and the documentation shall be presented to the Land Registry for registration of title.</p> <p>a) If it is presented to the Land Registry, all taxes and duties are paid at the tax authority cashier, which is located at the same building than the Land Registry. The Contract is presented to the Assistant Land Registrar, then it will go through one or two officers before it reaches the Land Registrar who would:</p> <p>(i)- either accept the contract if he/she agrees on the price that was set by the parties and finds that there are no irregularities in the documents, in which case the contract shall be immediately registered, and thereafter the new deed will be delivered to the buyer.</p> <p>(ii)- or refuse to register the contract until the price is amended (i.e. increased) or the irregularities in the documentation is rectified, in which case the Land Registrar's request shall be satisfied and the contract is to be presented once again for review and acceptance.</p> <p>It is only when the Land Registrar approves the signed contract and accepts to record it that the title to the property is transferred to the Buyer.</p> <p>Then, once the transaction is completed, the new title deed in the name of the Buyer is delivered in about 5-7 business days. As per the express and clear provisions of the law, the buyer acquires full ownership only when the sale contract is recorded (i.e. after its acceptance) in the Land Registry, regardless of when the new deed is delivered to him.</p> <p>b) In case the contract is delivered for signing to the notary public, then both the contract and the documentation shall be presented to the Land Registry for registration of title.</p> <p>All taxes and duties are paid directly at the notary public's office, except for the stamp duty that is paid at the Ministry of Finance if its amount exceeds LBP 200,000</p> <p>The documentation shall include:</p> <ul style="list-style-type: none"> • Title deed, as proof of ownership (held by seller) • Real Estate Certificate (obtained in Procedure 1) • Official cadastral map and location certificate of the property (obtained in Procedure 2) • Official estimate of rental value of the property (obtained in Procedure 5) • Municipal tax clearance (obtained in Procedure 6) • Sale agreement (prepared in Procedure 7) 		
8	Update the property record at the Cadaster	3 days	no charge

Agency : Cadaster

Once the registration at the land registry, the new owner must update the record at the Cadaster to reflect the new name. This is not yet done automatically.

→ Takes place simultaneously with previous procedure.

Details - Registering Property in Lebanon - Measure of Quality

	Answer	Score
Reliability of infrastructure index (0-8)		4.0
What is the institution in charge of immovable property registration?	Real Estate Registrar	
In what format are the majority of title or deed records kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Computer/Fully digital	2.0
Is there an electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)?	Yes	1.0
Institution in charge of the plans showing legal boundaries in the largest business city:	Cadastre Administration (Da'irat al Massaha)	
In what format are the majority of maps of land plots kept in the largest business city—in a paper format or in a computerized format (scanned or fully digital)?	Paper	0.0
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)?	No	0.0
Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases?	Separate databases	0.0
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties?	Yes	1.0
Transparency of information index (0-6)		3.0
Who is able to obtain information on land ownership at the agency in charge of immovable property registration in the largest business city?	Anyone who pays the official fee	1.0
Is the list of documents that are required to complete any type of property transaction made publicly available—and if so, how?	Yes, online	0.5
Link for online access:	http://www.lrc.gov.lb/en/content/required-documents	
Is the applicable fee schedule for any property transaction at the agency in charge of immovable property registration in the largest business city made publicly available—and if so, how?	Yes, online	0.5
Link for online access:	http://www.lrc.gov.lb/en/content/fee-simulation-0	
Does the agency in charge of immovable property registration commit to delivering a legally binding document that proves property ownership within a specific time frame—and if so, how does it communicate the service standard?	No	0.0
Link for online access:		
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration?	No	0.0
Contact information:		
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency?	No	0.0
Number of property transfers in the largest business city in 2017:		
Who is able to consult maps of land plots in the largest business city?	Anyone who pays the official fee	0.5
Is the applicable fee schedule for accessing maps of land plots made publicly available—and if so, how?	Yes, on public boards	0.5
Link for online access:		

Does the cadastral or mapping agency commit to delivering an updated map within a specific time frame—and if so, how does it communicate the service standard?	Yes, in person	0.0
Link for online access:	No	
Is there a specific and separate mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency?	No	0.0
Contact information:		
Geographic coverage index (0-8)		4.0
Are all privately held land plots in the economy formally registered at the immovable property registry?	No	0.0
Are all privately held land plots in the largest business city formally registered at the immovable property registry?	Yes	2.0
Are all privately held land plots in the economy mapped?	No	0.0
Are all privately held land plots in the largest business city mapped?	Yes	2.0
Land dispute resolution index (0-8)		5.0
Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties?	Yes	1.5
Is the system of immovable property registration subject to a state or private guarantee?	Yes	0.5
Is there a specific compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry?	No	0.0
Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)?	Yes	0.5
If yes, who is responsible for checking the legality of the documents?	Registrar; Notary;	
Does the legal system require verification of the identity of the parties to a property transaction?	Yes	0.5
If yes, who is responsible for verifying the identity of the parties?	Registrar; Notary;	
Is there a national database to verify the accuracy of identity documents?	Yes	1.0
For a standard land dispute between two local businesses over tenure rights of a property worth 50 times gross national income (GNI) per capita and located in the largest business city, what court would be in charge of the case in the first instance?	Court of First Instance of Beirut ruling on real estate matters	
How long does it take on average to obtain a decision from the first-instance court for such a case (without appeal)?	Between 2 and 3 years	1.0
Are there any statistics on the number of land disputes in the first instance?	No	0.0
Number of land disputes in the largest business city in 2017:		
Equal access to property rights index (-2-0)		0.0
Do unmarried men and unmarried women have equal ownership rights to property?	Yes	
Do married men and married women have equal ownership rights to property?	Yes	0.0

Getting Credit

This topic explores two sets of issues—the strength of credit reporting systems and the effectiveness of collateral and bankruptcy laws in facilitating lending. The most recent round of data collection for the project was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure

Strength of legal rights index (0-12)

- Rights of borrowers and lenders through collateral laws (0-10)
- Protection of secured creditors' rights through bankruptcy laws (0-2)

Depth of credit information index (0-8)

- Scope and accessibility of credit information distributed by credit bureaus and credit registries (0-8)

Credit bureau coverage (% of adults)

- Number of individuals and firms listed in largest credit bureau as a percentage of adult population

Credit registry coverage (% of adults)

- Number of individuals and firms listed in credit registry as a percentage of adult population

Case study assumptions

Doing Business assesses the sharing of credit information and the legal rights of borrowers and lenders with respect to secured transactions through 2 sets of indicators. The depth of credit information index measures rules and practices affecting the coverage, scope and accessibility of credit information available through a credit registry or a credit bureau. The strength of legal rights index measures the degree to which collateral and bankruptcy laws protect the rights of borrowers and lenders and thus facilitate lending. For each economy it is first determined whether a unitary secured transactions system exists. Then two case scenarios, case A and case B, are used to determine how a nonpossessory security interest is created, publicized and enforced according to the law. Special emphasis is given to how the collateral registry operates (if registration of security interests is possible). The case scenarios involve a secured borrower, company ABC, and a secured lender, BizBank.

In some economies the legal framework for secured transactions will allow only case A or case B (not both) to apply. Both cases examine the same set of legal provisions relating to the use of movable collateral.

Several assumptions about the secured borrower (ABC) and lender (BizBank) are used:

- ABC is a domestic limited liability company (or its legal equivalent).
- ABC has up to 50 employees.
- ABC has its headquarters and only base of operations in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Both ABC and BizBank are 100% domestically owned.

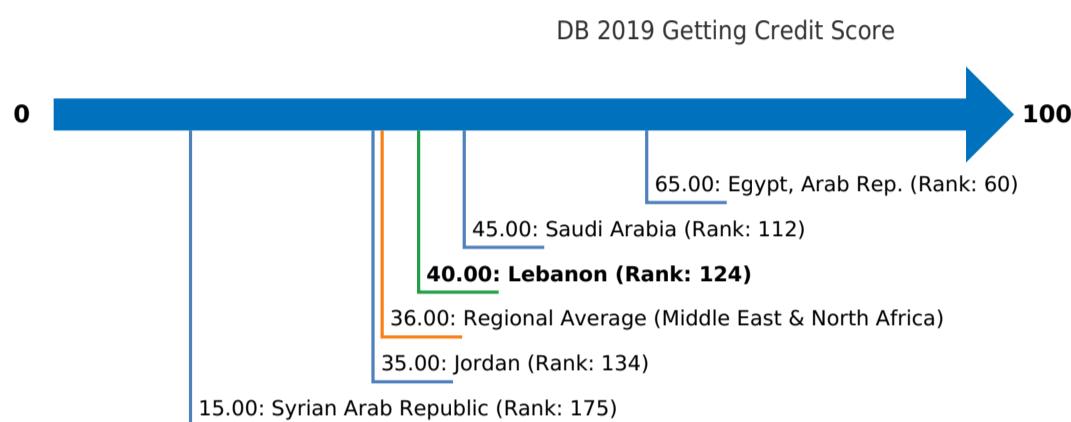
The case scenarios also involve assumptions. In case A, as collateral for the loan, ABC grants BizBank a nonpossessory security interest in one category of movable assets, for example, its machinery or its inventory. ABC wants to keep both possession and ownership of the collateral. In economies where the law does not allow nonpossessory security interests in movable property, ABC and BizBank use a fiduciary transfer-of-title arrangement (or a similar substitute for nonpossessory security interests).

In case B, ABC grants BizBank a business charge, enterprise charge, floating charge or any charge that gives BizBank a security interest over ABC's combined movable assets (or as much of ABC's movable assets as possible). ABC keeps ownership and possession of the assets.

Getting Credit - Lebanon

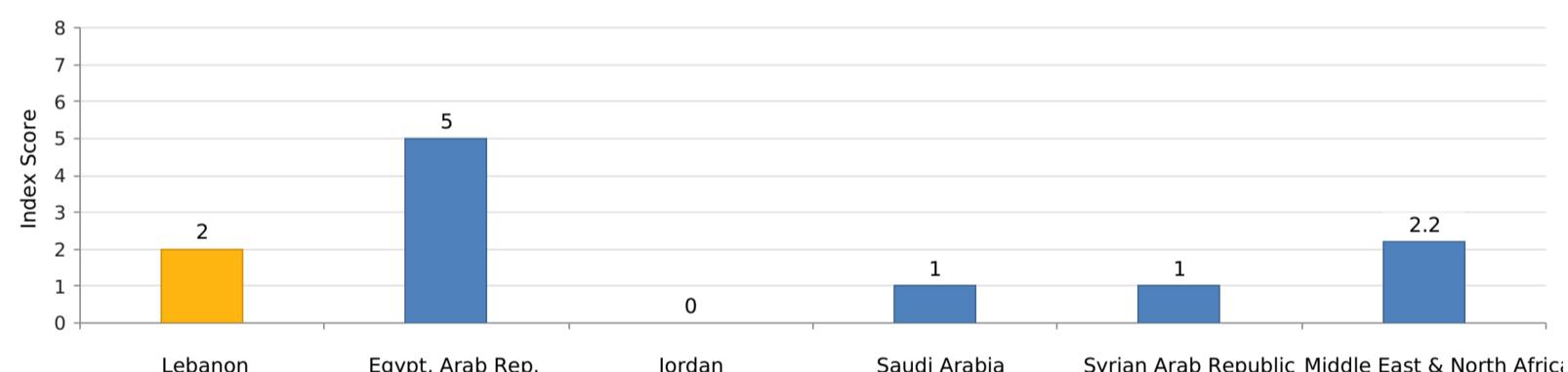
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Strength of legal rights index (0-12)	2	2.2	6.1	12 (5 Economies)
Depth of credit information index (0-8)	6	5.1	6.7	8 (42 Economies)
Credit registry coverage (% of adults)	23.6	14.7	21.8	100.0 (4 Economies)
Credit bureau coverage (% of adults)	0	15.5	65.3	100.0 (25 Economies)

Figure - Getting Credit in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of getting credit is determined by sorting their scores for getting credit. These scores are the sum of the scores for the strength of legal rights index and the depth of credit information index.

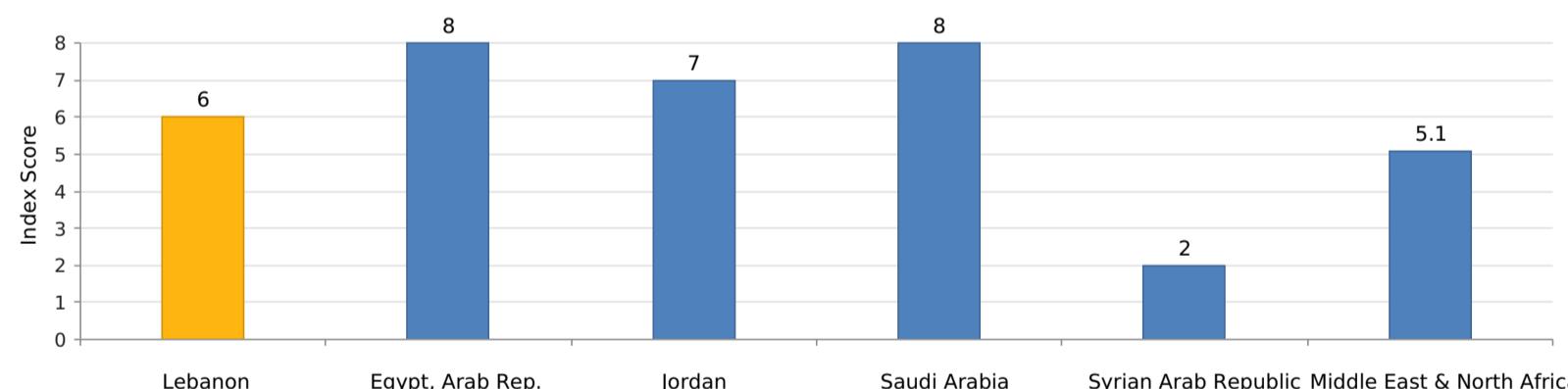
Figure - Legal Rights in Lebanon and comparator economies



Details - Legal Rights in Lebanon

Strength of legal rights index (0-12)	2
Does an integrated or unified legal framework for secured transactions that extends to the creation, publicity and enforcement of functional equivalents to security interests in movable assets exist in the economy?	No
Does the law allow businesses to grant a non possessory security right in a single category of movable assets, without requiring a specific description of collateral?	No
Does the law allow businesses to grant a non possessory security right in substantially all of its assets, without requiring a specific description of collateral?	Yes
May a security right extend to future or after-acquired assets, and does it extend automatically to the products, proceeds and replacements of the original assets?	No
Is a general description of debts and obligations permitted in collateral agreements; can all types of debts and obligations be secured between parties; and can the collateral agreement include a maximum amount for which the assets are encumbered?	Yes
Is a collateral registry in operation for both incorporated and non-incorporated entities, that is unified geographically and by asset type, with an electronic database indexed by debtor's name?	No
Does a notice-based collateral registry exist in which all functional equivalents can be registered?	No
Does a modern collateral registry exist in which registrations, amendments, cancellations and searches can be performed online by any interested third party?	No
Are secured creditors paid first (i.e. before tax claims and employee claims) when a debtor defaults outside an insolvency procedure?	No
Are secured creditors paid first (i.e. before tax claims and employee claims) when a business is liquidated?	No
Are secured creditors subject to an automatic stay on enforcement when a debtor enters a court-supervised reorganization procedure? Does the law protect secured creditors' rights by providing clear grounds for relief from the stay and sets a time limit for it?	No
Does the law allow parties to agree on out of court enforcement at the time a security interest is created? Does the law allow the secured creditor to sell the collateral through public auction or private tender, as well as, for the secured creditor to keep the asset in satisfaction of the debt?	No

Figure - Credit Information in Lebanon and comparator economies



Details - Credit Information in Lebanon

Depth of credit information index (0-8)	Credit bureau	Credit registry	Score
Are data on both firms and individuals distributed?	No	Yes	1
Are both positive and negative credit data distributed?	No	Yes	1
Are data from retailers or utility companies - in addition to data from banks and financial institutions - distributed?	No	No	0
Are at least 2 years of historical data distributed? (Credit bureaus and registries that distribute more than 10 years of negative data or erase data on defaults as soon as they are repaid obtain a score of 0 for this component.)	No	Yes	1
Are data on loan amounts below 1% of income per capita distributed?	No	Yes	1
By law, do borrowers have the right to access their data in the credit bureau or credit registry?	No	Yes	1
Can banks and financial institutions access borrowers' credit information online (for example, through an online platform, a system-to-system connection or both)?	No	Yes	1
Are bureau or registry credit scores offered as a value-added service to help banks and financial institutions assess the creditworthiness of borrowers?	No	No	0
Total Score ("yes" to either public bureau or private registry)			6

Note: An economy receives a score of 1 if there is a "yes" to either bureau or registry. If the credit bureau or registry is not operational or covers less than 5% of the adult population, the total score on the depth of credit information index is 0.

Coverage	Credit bureau	Credit registry
Number of individuals	0	954,465
Number of firms	0	27,364
Total	0	981,829
Percentage of adult population	0	23.6

Protecting Minority Investors

This topic measures the strength of minority shareholder protections against misuse of corporate assets by directors for their personal gain as well as shareholder rights, governance safeguards and corporate transparency requirements that reduce the risk of abuse. The most recent round of data collection for the project was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure

- **Extent of disclosure index (0-10):** Review and approval requirements for related-party transactions; Disclosure requirements for related-party transactions
- **Extent of director liability index (0-10):** Ability of minority shareholders to sue and hold interested directors liable for prejudicial related-party transactions; Available legal remedies (damages, disgorgement of profits, fines, imprisonment, rescission of the transaction)
- **Ease of shareholder suits index (0-10):** Access to internal corporate documents; Evidence obtainable during trial and allocation of legal expenses
- **Extent of conflict of interest regulation index (0-10):** Simple average of the extent of disclosure, extent of director liability and ease of shareholder indices
- **Extent of shareholder rights index (0-10):** Shareholders' rights and role in major corporate decisions
- **Extent of ownership and control index (0-10):** Governance safeguards protecting shareholders from undue board control and entrenchment
- **Extent of corporate transparency index (0-10):** Corporate transparency on ownership stakes, compensation, audits and financial prospects
- **Extent of shareholder governance index (0-10):** Simple average of the extent of shareholders rights, extent of ownership and control and extent of corporate transparency indices
- **Strength of minority investor protection index (0-10):** Simple average of the extent of conflict of interest regulation and extent of shareholder governance indices

Case study assumptions

To make the data comparable across economies, a case study uses several assumptions about the business and the transaction.

The business (Buyer):

- Is a publicly traded corporation listed on the economy's most important stock exchange. If there are fewer than ten listed companies or if there is no stock exchange in the economy, it is assumed that Buyer is a large private company with multiple shareholders.
- Has a board of directors and a chief executive officer (CEO) who may legally act on behalf of Buyer where permitted, even if this is not specifically required by law.
- Has a supervisory board in economies with a two-tier board system on which Mr. James appointed 60% of the shareholder-elected members.
- Has not adopted bylaws or articles of association that go beyond the minimum requirements. Does not follow codes, principles, recommendations or guidelines that are not mandatory.
- Is a manufacturing company with its own distribution network.

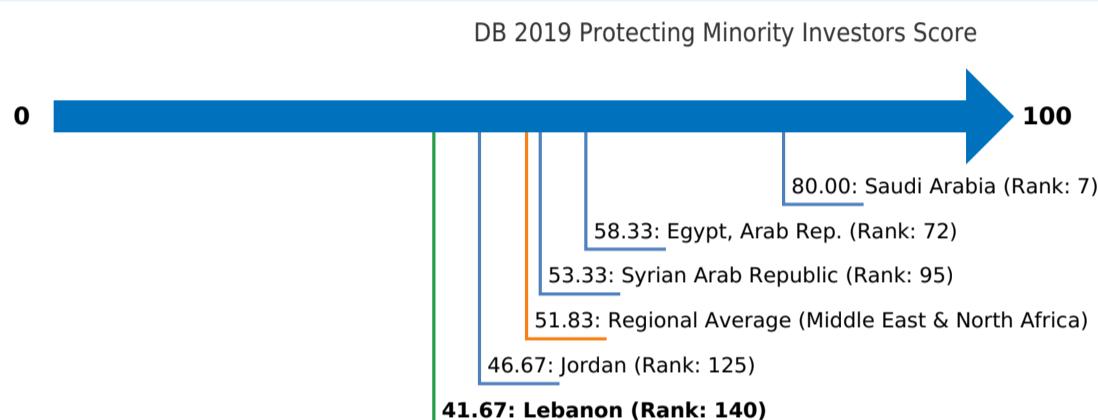
The transaction involves the following details:

- Mr. James owns 60% of Buyer, sits on Buyer's board of directors and elected two directors to Buyer's five-member board.
- Mr. James also owns 90% of Seller, a company that operates a chain of retail hardware stores. Seller recently closed a large number of its stores.
- Mr. James proposes that Buyer purchase Seller's unused fleet of trucks to expand Buyer's distribution of its food products, a proposal to which Buyer agrees. The price is equal to 10% of Buyer's assets and is higher than the market value.
- The proposed transaction is part of the company's principal activity and is not outside the authority of the company.
- Buyer enters into the transaction. All required approvals are obtained, and all required disclosures made—that is, the transaction was not entered into fraudulently.
- The transaction causes damages to Buyer. Shareholders sue Mr. James and the executives and directors that approved the transaction.

Protecting Minority Investors - Lebanon

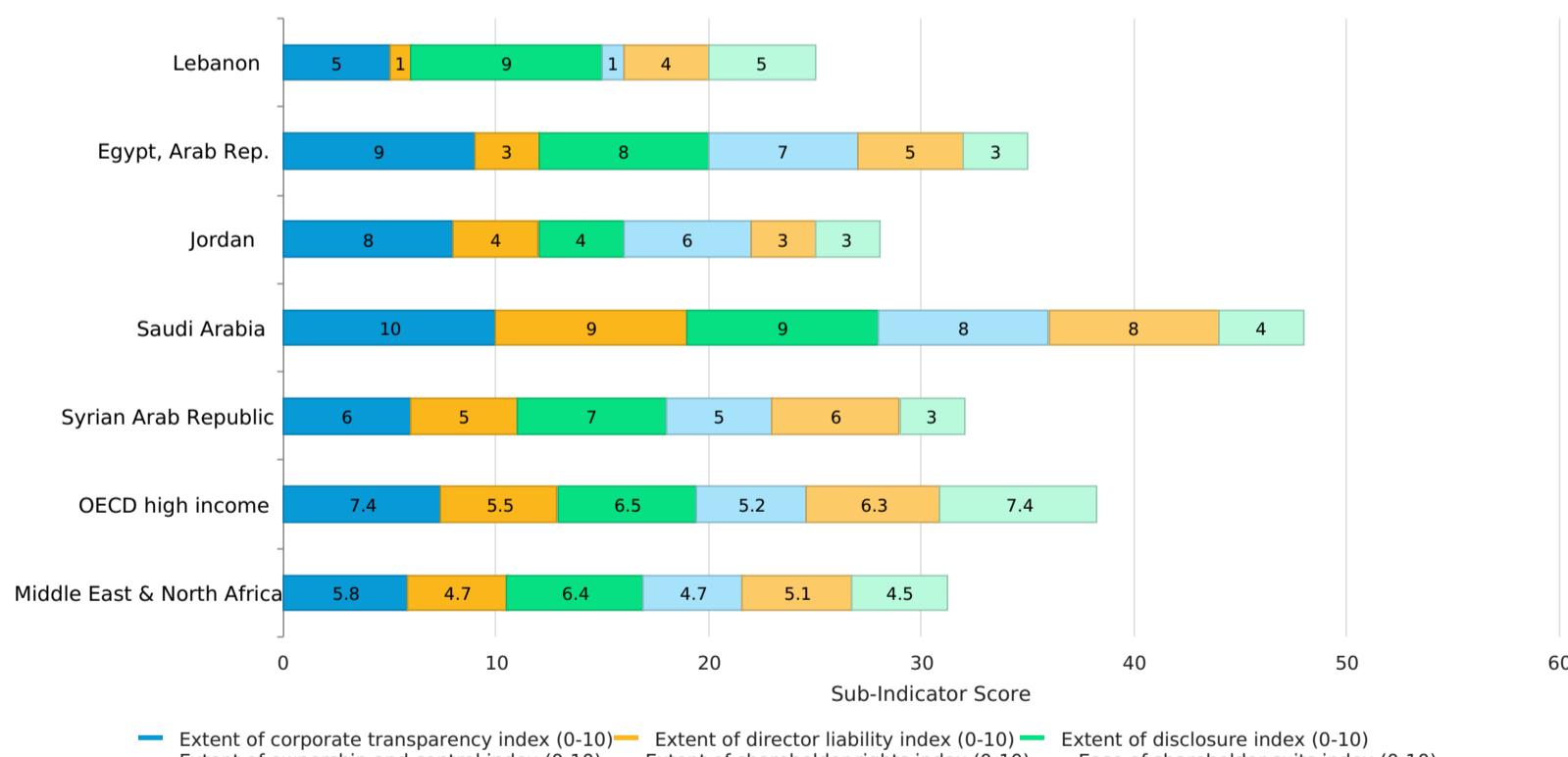
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Extent of disclosure index (0-10)	9.0	6.4	6.5	10 (13 Economies)
Extent of director liability index (0-10)	1.0	4.7	5.3	10 (Cambodia)
Ease of shareholder suits index (0-10)	5.0	4.5	7.3	10 (Djibouti)
Extent of shareholder rights index (0-10)	4.0	5.1	6.4	10 (Kazakhstan)
Extent of ownership and control index (0-10)	1.0	4.7	5.4	None in 2017/18
Extent of corporate transparency index (0-10)	5.0	5.8	7.6	10 (6 Economies)

Figure - Protecting Minority Investors in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the strength of minority investor protections is determined by sorting their scores for protecting minority investors. These scores are the simple average of the scores for the extent of conflict of interest regulation index and the extent of shareholder governance index.

Figure - Protecting Minority Investors in Lebanon and comparator economies - Measure of Quality



Details - Protecting Minority Investors in Lebanon - Measure of Quality

	Answer	Score
Extent of conflict of interest regulation index (0-10)		5
Extent of disclosure index (0-10)		9.0
Whose decision is sufficient to approve the Buyer-Seller transaction? (0-3)	Shareholders excluding interested parties	3.0
Must an external body review the terms of the transaction before it takes place? (0-1)	Yes	1.0
Must Mr. James disclose his conflict of interest to the board of directors? (0-2)	Existence of a conflict without any specifics	1.0
Must Buyer disclose the transaction in periodic filings (e.g. annual reports)? (0-2)	Disclosure on the transaction and on the conflict of interest	2.0
Must Buyer immediately disclose the transaction to the public? (0-2)	Disclosure on the transaction and on the conflict of interest	2.0
Extent of director liability index (0-10)		1.0
Can shareholders representing 10% of Buyer's share capital sue for the damage the transaction caused to Buyer? (0-1)	Yes	1.0
Can shareholders hold Mr. James liable for the damage the transaction caused to Buyer? (0-2)	Not liable	0.0
Can shareholders hold the other directors liable for the damage the transaction caused to Buyer (0-2)	Not liable	0.0
Must Mr. James pay damages for the harm caused to Buyer upon a successful claim by shareholders? (0-1)	No	0.0
Must Mr. James repay profits made from the transaction upon a successful claim by shareholders? (0-1)	No	0.0
Is Mr. James disqualified upon a successful claim by shareholders? (0-1)	No	0.0
Can a court void the transaction upon a successful claim by shareholders? (0-2)	Only in case of fraud or bad faith	0.0
Ease of shareholder suits index (0-10)		5.0
Before suing, can shareholders representing 10% of Buyer's share capital inspect the transaction documents? (0-1)	Yes	1.0
Can the plaintiff obtain any documents from the defendant and witnesses at trial? (0-3)	Any relevant document	3.0
Can the plaintiff request categories of documents from the defendant without identifying specific ones? (0-1)	No	0.0
Can the plaintiff directly question the defendant and witnesses at trial? (0-2)	No	0.0
Is the level of proof required for civil suits lower than that of criminal cases? (0-1)	No	0.0
Can shareholder plaintiffs recover their legal expenses from the company? (0-2)	Yes if successful	1.0
Extent of shareholder governance index (0-10)		3.3
Extent of shareholder rights index (0-10)		4.0
Does the sale of 51% of Buyer's assets require shareholder approval?	No	0.0
Can shareholders representing 10% of Buyer's share capital call for a meeting of shareholders?	No	0.0
Must Buyer obtain its shareholders' approval every time it issues new shares?	Yes	1.0

Do shareholders automatically receive preemption rights every time Buyer issues new shares?	No	0.0
Must shareholders approve the election and dismissal of the external auditor?	Yes	1.0
Are changes to the rights of a class of shares only possible if the holders of the affected shares approve?	Yes	1.0
Assuming that Buyer is a limited company, does the sale of 51% of its assets require member approval?	No	0.0
Assuming that Buyer is a limited company, can members representing 10% call for a meeting of members?	No	0.0
Assuming that Buyer is a limited company, must all or almost all members consent to add a new member?	No	0.0
Assuming that Buyer is a limited company, must a member first offer to sell their interest to the existing members before they can sell to non-members?	Yes	1.0
Extent of ownership and control index (0-10)		1.0
Is it forbidden to appoint the same individual as CEO and chairperson of the board of directors?	No	0.0
Must the board of directors include independent and nonexecutive board members?	No	0.0
Can shareholders remove members of the board of directors without cause before the end of their term?	Yes	1.0
Must the board of directors include a separate audit committee exclusively comprising board members?	No	0.0
Must a potential acquirer make a tender offer to all shareholders upon acquiring 50% of Buyer?	No	0.0
Must Buyer pay declared dividends within a maximum period set by law?	No	0.0
Is a subsidiary prohibited from acquiring shares issued by its parent company?	No	0.0
Assuming that Buyer is a limited company, must Buyer have a mechanism to resolve disagreements among members?	No	0.0
Assuming that Buyer is a limited company, must a potential acquirer make a tender offer to all shareholders upon acquiring 50% of Buyer?	No	0.0
Assuming that Buyer is a limited company, must Buyer distribute profits within a maximum period set by law?	No	0.0
Extent of corporate transparency index (0-10)		5.0
Must Buyer disclose direct and indirect beneficial ownership stakes representing 5%?	Yes	1.0
Must Buyer disclose information about board members' primary employment and directorships in other companies?	No	0.0
Must Buyer disclose the compensation of individual managers?	No	0.0
Must a detailed notice of general meeting be sent 21 days before the meeting?	No	0.0
Can shareholders representing 5% of Buyer's share capital put items on the general meeting agenda?	No	0.0
Must Buyer's annual financial statements be audited by an external auditor?	Yes	1.0
Must Buyer disclose its audit reports to the public?	Yes	1.0
Assuming that Buyer is a limited company, must members meet at least once a year?	Yes	1.0
Assuming that Buyer is a limited company, can members representing 5% put items on the meeting agenda?	No	0.0
Assuming that Buyer is a limited company, must Buyer's annual financial statements be audited by an external auditor?	Yes	1.0

Paying Taxes

This topic records the taxes and mandatory contributions that a medium-size company must pay or withhold in a given year, as well as the administrative burden of paying taxes and contributions and complying with postfiling procedures (VAT refund and tax audit). The most recent round of data collection for the project was completed in May 2018 covering for the Paying Taxes indicator calendar year 2017 (January 1, 2017 – December 31, 2017). [See the methodology for more information](#).

What the indicators measure

Tax payments for a manufacturing company in 2017 (number per year adjusted for electronic and joint filing and payment)

- Total number of taxes and contributions paid or withheld, including consumption taxes (value added tax, sales tax or goods and service tax)
- Method and frequency of filing and payment

Time required to comply with 3 major taxes (hours per year)

- Collecting information, computing tax payable
- Preparing separate tax accounting books, if required
- Completing tax return, filing with agencies
- Arranging payment or withholding

Total tax and contribution rate (% of commercial profits)

- Profit or corporate income tax
- Social contributions, labor taxes paid by employer
- Property and property transfer taxes
- Dividend, capital gains, financial transactions taxes
- Waste collection, vehicle, road and other taxes

Postfiling Index

- Time to comply with a VAT refund (hours)
- Time to obtain a VAT refund (weeks)
- Time to comply with a corporate income tax correction (hours)
- Time to complete a corporate income tax correction (weeks)

Case study assumptions

Using a case scenario, *Doing Business* records taxes and mandatory contributions a medium size company must pay in a year, and measures the administrative burden of paying taxes, contributions and dealing with postfiling processes. Information is also compiled on frequency of filing and payments, time taken to comply with tax laws, time taken to comply with the requirements of postfiling processes and time waiting.

To make data comparable across economies, several assumptions are used:

- TaxpayerCo is a medium-size business that started operations on January 1, 2016. It produces ceramic flowerpots and sells them at retail. All taxes and contributions recorded are paid in the second year of operation (calendar year 2017). Taxes and mandatory contributions are measured at all levels of government.

The VAT refund process:

- In June 2017, TaxpayerCo. makes a large capital purchase: the value of the machine is 65 times income per capita of the economy. Sales are equally spread per month (1,050 times income per capita divided by 12) and cost of goods sold are equally expensed per month (875 times income per capita divided by 12). The machinery seller is registered for VAT and excess input VAT incurred in June will be fully recovered after four consecutive months if the VAT rate is the same for inputs, sales and the machine and the tax reporting period is every month. Input VAT will exceed Output VAT in June 2017.

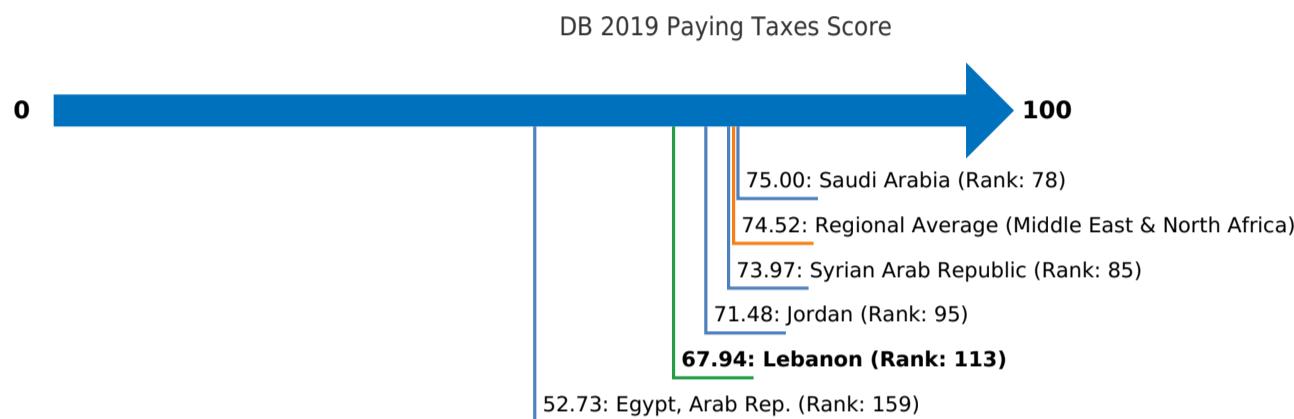
The corporate income tax audit process:

- An error in calculation of income tax liability (for example, use of incorrect tax depreciation rates, or incorrectly treating an expense as tax deductible) leads to an incorrect income tax return and a corporate income tax underpayment. TaxpayerCo. discovered the error and voluntarily notified the tax authority. The value of the underpaid income tax liability is 5% of the corporate income tax liability due. TaxpayerCo. submits corrected information after the deadline for submitting the annual tax return, but within the tax assessment period.

Paying Taxes - Lebanon

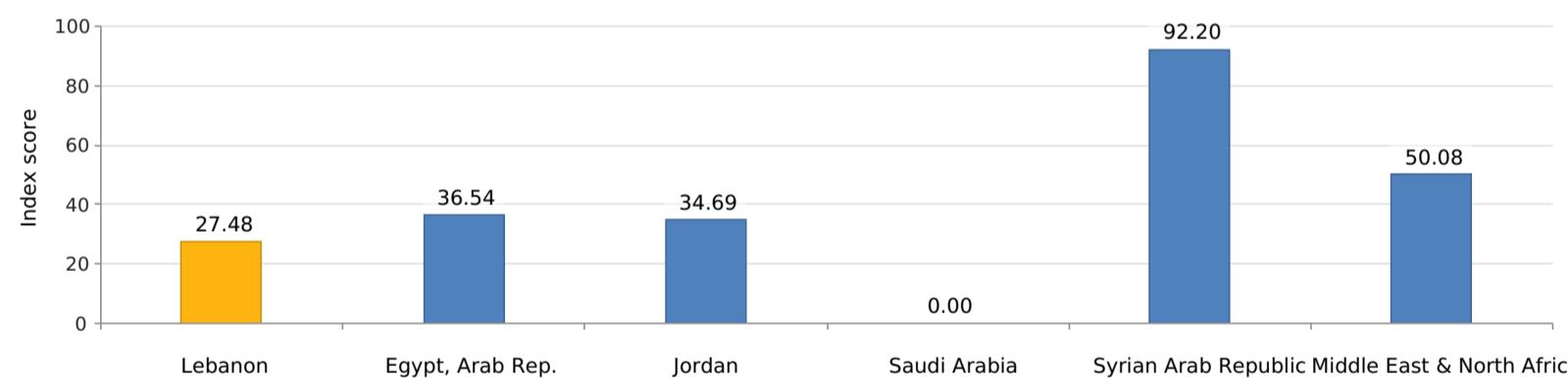
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Payments (number per year)	20	17.7	11.2	3 (Hong Kong SAR, China)
Time (hours per year)	181	196.7	159.4	49 (Singapore)
Total tax and contribution rate (% of profit)	31.1	32.7	39.8	26.1% (32 Economies)
Postfiling index (0-100)	27.48	50.08	84.41	None in 2017/18

Figure - Paying Taxes in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of paying taxes is determined by sorting their scores for paying taxes. These scores are the simple average of the scores for each of the component indicators, with a threshold and a nonlinear transformation applied to one of the component indicators, the total tax and contribution rate. The threshold is defined as the total tax and contribution rate at the 15th percentile of the overall distribution for all years included in the analysis up to and including Doing Business 2015, which is 26.1%. All economies with a total tax and contribution rate below this threshold receive the same score as the economy at the threshold.

Figure - Paying Taxes in Lebanon and comparator economies - Measure of Quality



Details - Paying Taxes in Lebanon

Tax or mandatory contribution	Payments (number)	Notes on Payments	Time (hours)	Statutory tax rate	Tax base	Total tax and contribution rate (% of profit)	Notes on TTCA
Social security contributions	12.0		100.0	22.5%	gross salaries	24.53	
Corporate income tax	1.0		40.0	17%	taxable profit	5.65	
Capital gains tax	0.0	jointly		15%	capital gains	0.51	
Municipality tax	1.0			8.5%	property value	0.41	
Value added tax (VAT)	4.0		41.0	10%	value added	0.00	not included
Vehicle tax	1.0			various rates		0.00	small amount
Social security contributions on employee	0.0	jointly		3%	gross salaries	0.00	withheld
Stamp duty	1.0			0.4%	contract value	0.00	small amount
Totals	20		181			31.1	

Details - Paying Taxes in Lebanon - Tax by Type

Taxes by type	Answer
Profit tax (% of profit)	6.2
Labor tax and contributions (% of profit)	24.5
Other taxes (% of profit)	0.4

Details - Paying Taxes in Lebanon - Measure of Quality

	Answer	Score
Postfiling index (0-100)		27.48
VAT refunds		
Does VAT exist?	Yes	
Does a VAT refund process exist per the case study?	Yes	
Restrictions on VAT refund process	None	
Percentage of cases exposed to a VAT audit (%)	75% - 100%	
Is there a mandatory carry forward period?	No	
Time to comply with VAT refund (hours)	47.0	6
Time to obtain a VAT refund (weeks)	43.6	21.92
Corporate income tax audits		
Does corporate income tax exist?	Yes	
Percentage of cases exposed to a corporate income tax audit (%)	25% - 49%	
Time to comply with a corporate income tax correction (hours)	23.0	60.55
Time to complete a corporate income tax correction (weeks)	25.1	21.43

Notes: Names of taxes have been standardized. For instance income tax, profit tax, tax on company's income are all named corporate income tax in this table.

The hours for VAT include all the VAT and sales taxes applicable.

The hours for Social Security include all the hours for labor taxes and mandatory contributions in general.

The postfiling index is the average of the scores on time to comply with VAT refund, time to obtain a VAT refund, time to comply with a corporate income tax correction and time to complete a corporate income tax correction.

N/A = Not applicable.

 **Trading across Borders**

Doing Business records the time and cost associated with the logistical process of exporting and importing goods. *Doing Business* measures the time and cost (excluding tariffs) associated with three sets of procedures—documentary compliance, border compliance and domestic transport—within the overall process of exporting or importing a shipment of goods. The most recent round of data collection for the project was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure
Documentary compliance

- Obtaining, preparing and submitting documents during transport, clearance, inspections and port or border handling in origin economy
- Obtaining, preparing and submitting documents required by destination economy and any transit economies
- Covers all documents required by law and in practice, including electronic submissions of information

Border compliance

- Customs clearance and inspections
- Inspections by other agencies (if applied to more than 20% of shipments)
- Handling and inspections that take place at the economy's port or border

Domestic transport

- Loading or unloading of the shipment at the warehouse or port/border
- Transport between warehouse and port/border
- Traffic delays and road police checks while shipment is en route

Case study assumptions

To make the data comparable across economies, a few assumptions are made about the traded goods and the transactions:

Time: Time is measured in hours, and 1 day is 24 hours (for example, 22 days are recorded as $22 \times 24 = 528$ hours). If customs clearance takes 7.5 hours, the data are recorded as is. Alternatively, suppose documents are submitted to a customs agency at 8:00a.m., are processed overnight and can be picked up at 8:00a.m. the next day. The time for customs clearance would be recorded as 24 hours because the actual procedure took 24 hours.

Cost: Insurance cost and informal payments for which no receipt is issued are excluded from the costs recorded. Costs are reported in U.S. dollars. Contributors are asked to convert local currency into U.S. dollars based on the exchange rate prevailing on the day they answer the questionnaire. Contributors are private sector experts in international trade logistics and are informed about exchange rates.

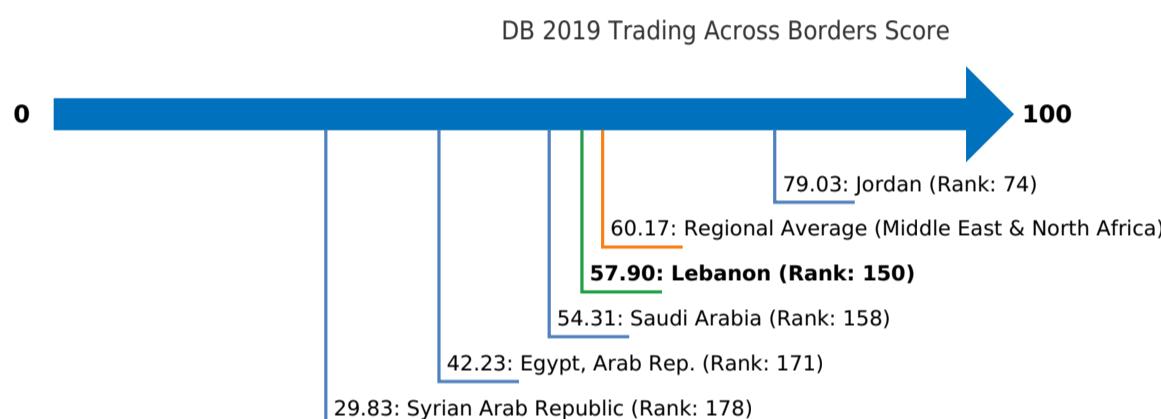
Assumptions of the case study:

- For all 190 economies covered by *Doing Business*, it is assumed a shipment is in a warehouse in the largest business city of the exporting economy and travels to a warehouse in the largest business city of the importing economy.
- It is assumed each economy imports 15 metric tons of containerized auto parts (HS 8708) from its natural import partner—the economy from which it imports the largest value (price times quantity) of auto parts. It is assumed each economy exports the product of its comparative advantage (defined by the largest export value) to its natural export partner—the economy that is the largest purchaser of this product. Shipment value is assumed to be \$50,000.
- The mode of transport is the one most widely used for the chosen export or import product and the trading partner, as is the seaport or land border crossing.
- All electronic information submissions requested by any government agency in connection with the shipment are considered to be documents obtained, prepared and submitted during the export or import process.
- A port or border is a place (seaport or land border crossing) where merchandise can enter or leave an economy.
- Relevant government agencies include customs, port authorities, road police, border guards, standardization agencies, ministries or departments of agriculture or industry, national security agencies and any other government authorities.

Trading across Borders - Lebanon

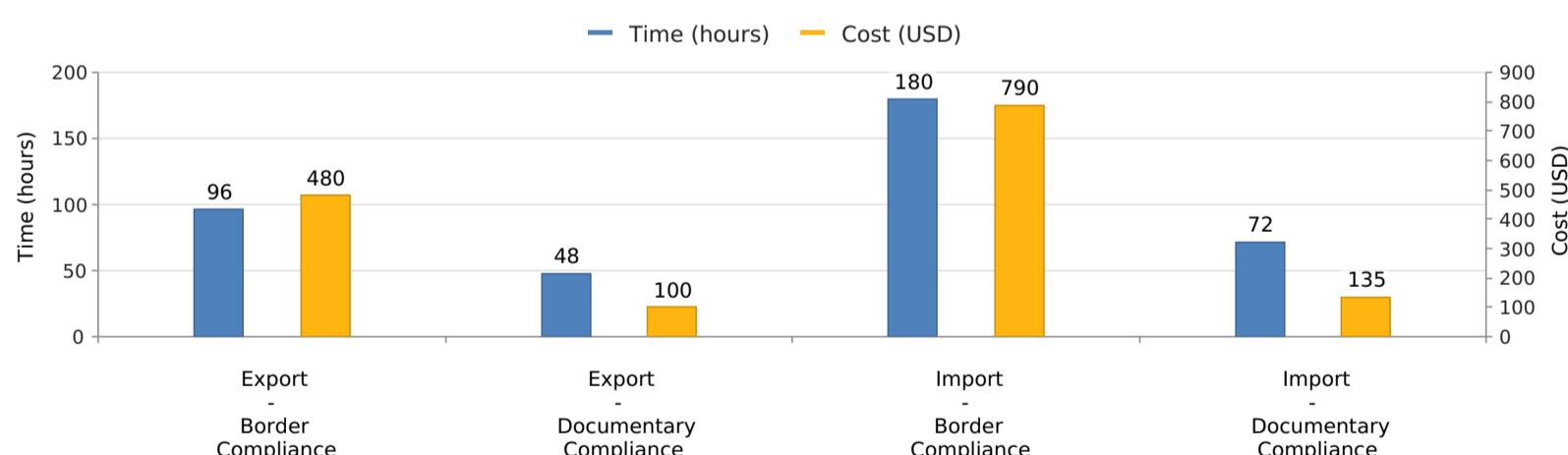
Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Time to export: Border compliance (hours)	96	58.0	12.5	1 (19 Economies)
Cost to export: Border compliance (USD)	480	442.4	139.1	0 (19 Economies)
Time to export: Documentary compliance (hours)	48	67.9	2.4	1 (26 Economies)
Cost to export: Documentary compliance (USD)	100	244.6	35.2	0 (20 Economies)
Time to import: Border compliance (hours)	180	105.4	8.5	0 (25 Economies)
Cost to import: Border compliance (USD)	790	536.0	100.2	0 (28 Economies)
Time to import: Documentary compliance (hours)	72	75.5	3.4	1 (30 Economies)
Cost to import: Documentary compliance (USD)	135	269.0	24.9	0 (30 Economies)

Figure - Trading across Borders in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of trading across borders is determined by sorting their scores for trading across borders. These scores are the simple average of the scores for the time and cost for documentary compliance and border compliance to export and import.

Figure - Trading across Borders in Lebanon - Time and Cost



Details - Trading across Borders in Lebanon

Characteristics	Export	Import
Product	HS 85 : Electrical machinery and equipment and parts thereof; sound recorders and reproducers, television image and sound recorders and reproducers, and parts and accessories of such articles	HS 8708: Parts and accessories of motor vehicles
Trade partner	United Arab Emirates	Germany
Border	Beirut port	Beirut port
Distance (km)	14	14
Domestic transport time (hours)	3	2
Domestic transport cost (USD)	250	250

Details - Trading across Borders in Lebanon - Components of Border Compliance

	Time to Complete (hours)	Associated Costs (USD)
Export: Clearance and inspections required by customs authorities	48.0	300.0
Export: Clearance and inspections required by agencies other than customs	0.0	0.0
Export: Port or border handling	96.0	180.0
Import: Clearance and inspections required by customs authorities	84.0	300.0
Import: Clearance and inspections required by agencies other than customs	84.0	165.0
Import: Port or border handling	180.0	325.0

Details - Trading across Borders in Lebanon - Trade Documents

Export	Import
Bill of lading	Bill of lading
Commercial invoice	Commercial invoice
Customs export declaration	Customs import declaration
Packing list	Packing list
Customs inspection report	Certificate of origin
SOLAS certificate	Cargo release order/Exit permit
Certificate of origin	Technical standards certificate
	SOLAS certificate
	Delivery order

 **Enforcing Contracts**

The enforcing contracts indicator measures the time and cost for resolving a commercial dispute through a local first-instance court, and the quality of judicial processes index, evaluating whether each economy has adopted a series of good practices that promote quality and efficiency in the court system. The most recent round of data collection was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure**Time required to enforce a contract through the courts (calendar days)**

- Time to file and serve the case
- Time for trial and to obtain the judgment
- Time to enforce the judgment

Cost required to enforce a contract through the courts (% of claim)

- Attorney fees
- Court fees
- Enforcement fees

Quality of judicial processes index (0-18)

- Court structure and proceedings (-1-5)
- Case management (0-6)
- Court automation (0-4)
- Alternative dispute resolution (0-3)

Case study assumptions

The dispute in the case study involves the breach of a sales contract between 2 domestic businesses. The case study assumes that the court hears an expert on the quality of the goods in dispute. This distinguishes the case from simple debt enforcement.

To make the data comparable across economies, *Doing Business* uses several assumptions about the case:

- The dispute concerns a lawful transaction between two businesses (Seller and Buyer), both located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- The buyer orders custom-made goods, then fails to pay alleging that the goods are not of adequate quality.
- The value of the dispute is 200% of the income per capita or the equivalent in local currency of USD 5,000, whichever is greater.
- The seller sues the buyer before the court with jurisdiction over commercial cases worth 200% of income per capita or \$5,000.
- The seller requests the pretrial attachment of the defendant's movable assets to secure the claim.
- The dispute on the quality of the goods requires an expert opinion.
- The judge decides in favor of the seller; there is no appeal.
- The seller enforces the judgment through a public sale of the buyer's movable assets.

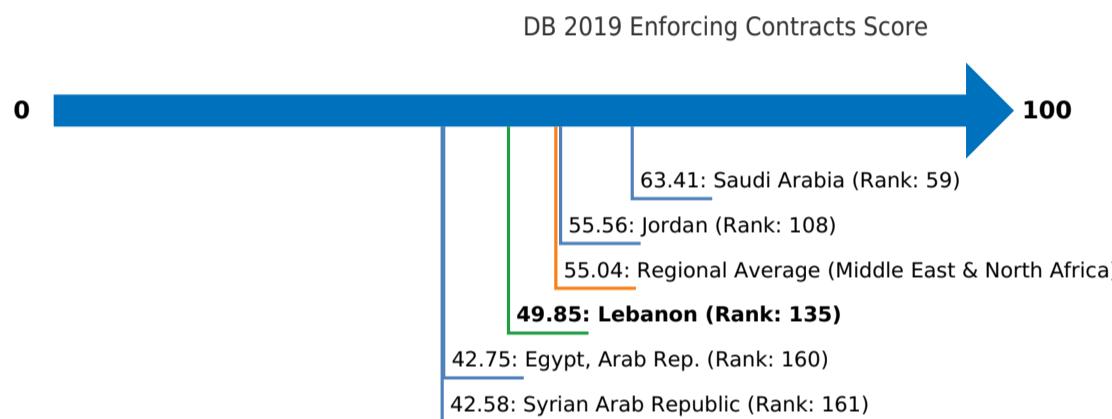
Enforcing Contracts - Lebanon

Standardized Case

Claim value	LBP 23,623,972
Court name	Sole judge hearing commercial matters at the Beirut First Instance Tribunal
City Covered	Beirut

Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Time (days)	721	622.0	582.4	None in 2017/18
Cost (% of claim value)	30.8	24.7	21.2	None in 2017/18
Quality of judicial processes index (0-18)	6.0	6.1	11.5	None in 2017/18

Figure - Enforcing Contracts in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of enforcing contracts is determined by sorting their scores for enforcing contracts. These scores are the simple average of the scores for each of the component indicators.

Figure - Enforcing Contracts in Lebanon - Time and Cost

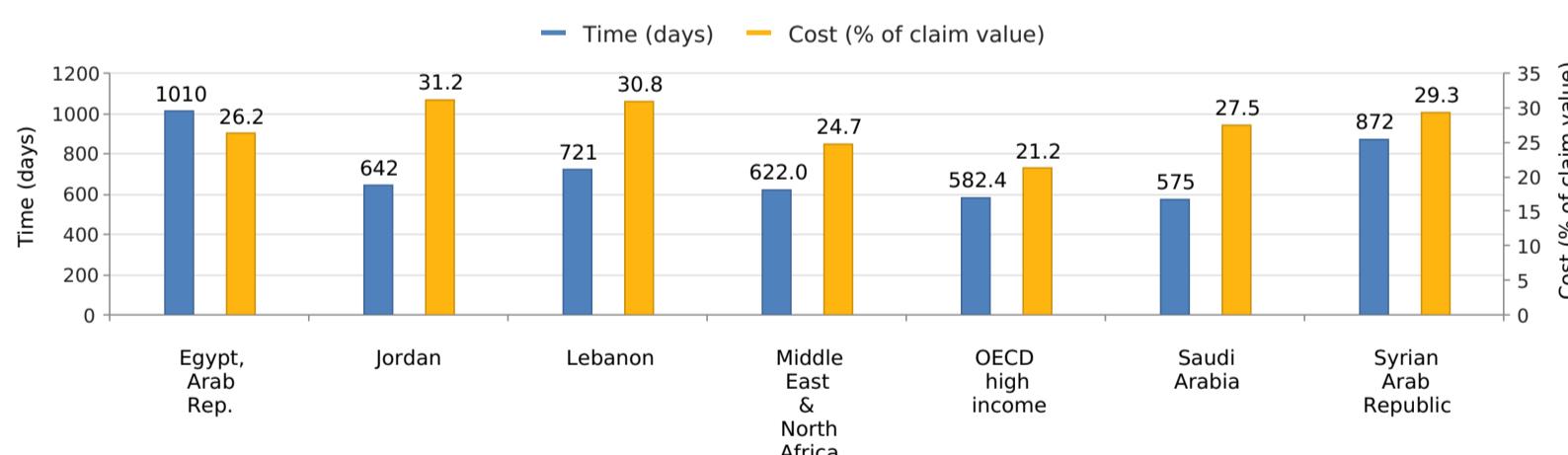
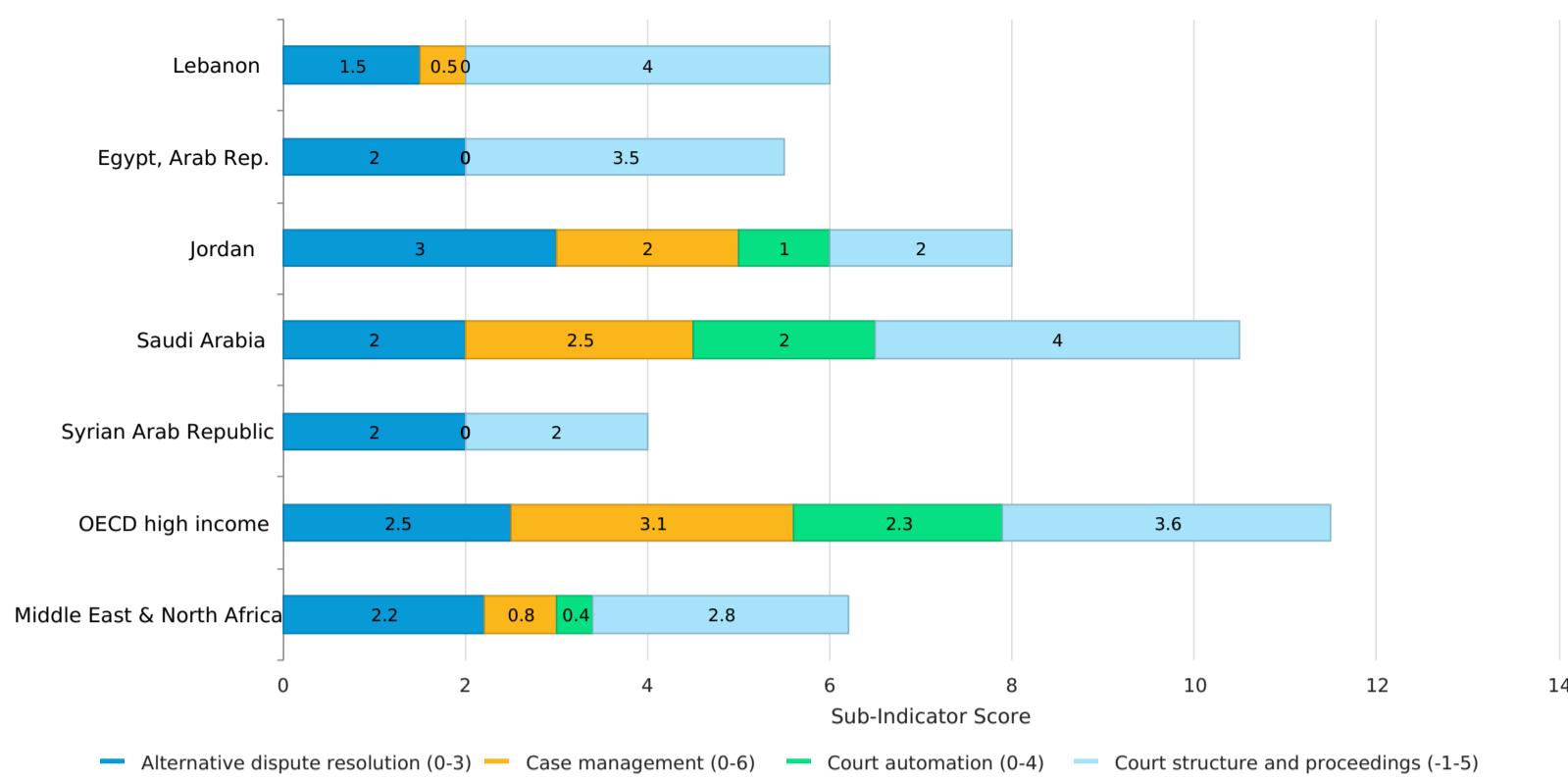


Figure - Enforcing Contracts in Lebanon and comparator economies - Measure of Quality



Details - Enforcing Contracts in Lebanon

Indicator	
Time (days)	721
Filing and service	15
Trial and judgment	556
Enforcement of judgment	150
Cost (% of claim value)	30.8
Attorney fees	24.8
Court fees	3
Enforcement fees	3
Quality of judicial processes index (0-18)	6.0
Court structure and proceedings (-1-5)	4.0
Case management (0-6)	0.5
Court automation (0-4)	0.0
Alternative dispute resolution (0-3)	1.5

Details - Enforcing Contracts in Lebanon - Measure of Quality

	Answer	Score
Quality of judicial processes index (0-18)		6.0
Court structure and proceedings (-1-5)		4.0
1. Is there a court or division of a court dedicated solely to hearing commercial cases?	Yes	1.5
2. Small claims court		1.5
2.a. Is there a small claims court or a fast-track procedure for small claims?	Yes	
2.b. If yes, is self-representation allowed?	Yes	
3. Is pretrial attachment available?	Yes	1.0
4. Are new cases assigned randomly to judges?	No	0.0
5. Does a woman's testimony carry the same evidentiary weight in court as a man's?	Yes	0.0
Case management (0-6)		0.5
1. Time standards		0.5
1.a. Are there laws setting overall time standards for key court events in a civil case?	Yes	
1.b. If yes, are the time standards set for at least three court events?	Yes	
1.c. Are these time standards respected in more than 50% of cases?	No	
2. Adjournments		0.0
2.a. Does the law regulate the maximum number of adjournments that can be granted?	No	
2.b. Are adjournments limited to unforeseen and exceptional circumstances?	No	
2.c. If rules on adjournments exist, are they respected in more than 50% of cases?	n.a.	
3. Can two of the following four reports be generated about the competent court: (i) time to disposition report; (ii) clearance rate report; (iii) age of pending cases report; and (iv) single case progress report?	No	0.0
4. Is a pretrial conference among the case management techniques used before the competent court?	No	0.0
5. Are there any electronic case management tools in place within the competent court for use by judges?	No	0.0
6. Are there any electronic case management tools in place within the competent court for use by lawyers?	No	0.0
Court automation (0-4)		0.0
1. Can the initial complaint be filed electronically through a dedicated platform within the competent court?	no	0.0
2. Is it possible to carry out service of process electronically for claims filed before the competent court?	No	0.0
3. Can court fees be paid electronically within the competent court?	No	0.0
4. Publication of judgments		0.0
4.a Are judgments rendered in commercial cases at all levels made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	No	
4.b. Are judgments rendered in commercial cases at the appellate and supreme court level made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	No	
Alternative dispute resolution (0-3)		1.5
1. Arbitration		1.0

1.a. Is domestic commercial arbitration governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all its aspects?	Yes
1.b. Are there any commercial disputes—aside from those that deal with public order or public policy—that cannot be submitted to arbitration?	Yes
1.c. Are valid arbitration clauses or agreements usually enforced by the courts?	Yes
2. Mediation/Conciliation	0.5
2.a. Is voluntary mediation or conciliation available?	Yes
2.b. Are mediation, conciliation or both governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all their aspects?	No
2.c. Are there financial incentives for parties to attempt mediation or conciliation (i.e., if mediation or conciliation is successful, a refund of court filing fees, income tax credits or the like)?	No

 Resolving Insolvency

Doing Business studies the time, cost and outcome of insolvency proceedings involving domestic legal entities. These variables are used to calculate the recovery rate, which is recorded as cents on the dollar recovered by secured creditors through reorganization, liquidation or debt enforcement (foreclosure or receivership) proceedings. To determine the present value of the amount recovered by creditors, *Doing Business* uses the lending rates from the International Monetary Fund, supplemented with data from central banks and the Economist Intelligence Unit. The most recent round of data collection was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure
Time required to recover debt (years)

- Measured in calendar years
- Appeals and requests for extension are included

Cost required to recover debt (% of debtor's estate)

- Measured as percentage of estate value
- Court fees
- Fees of insolvency administrators
- Lawyers' fees
- Assessors' and auctioneers' fees
- Other related fees

Outcome

- Whether business continues operating as a going concern or business assets are sold piecemeal

Recovery rate for creditors

- Measures the cents on the dollar recovered by secured creditors
- Outcome for the business (survival or not) determines the maximum value that can be recovered
- Official costs of the insolvency proceedings are deducted
- Depreciation of furniture is taken into account
- Present value of debt recovered

Strength of insolvency framework index (0- 16)

- Sum of the scores of four component indices:
- Commencement of proceedings index (0-3)
- Management of debtor's assets index (0-6)
- Reorganization proceedings index (0-3)
- Creditor participation index (0-4)

Case study assumptions

To make the data on the time, cost and outcome comparable across economies, several assumptions about the business and the case are used:

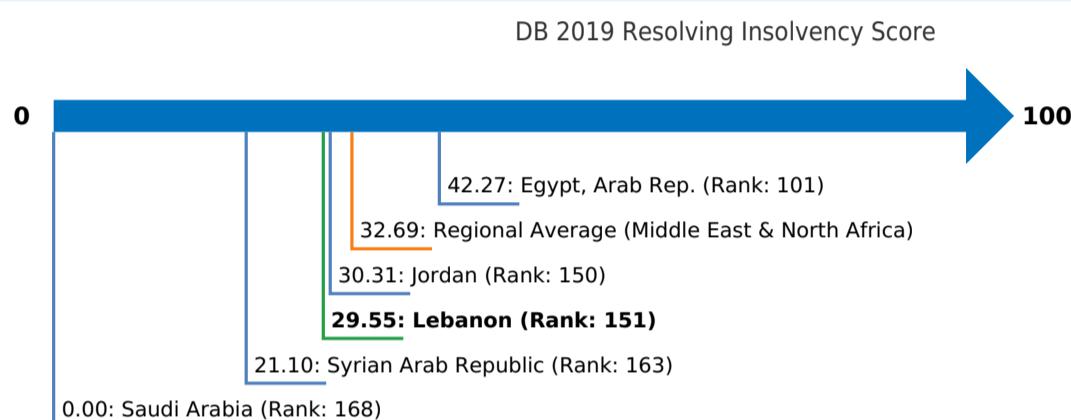
- A hotel located in the largest city (or cities) has 201 employees and 50 suppliers. The hotel experiences financial difficulties.
- The value of the hotel is 100% of the income per capita or the equivalent in local currency of USD 200,000, whichever is greater.
- The hotel has a loan from a domestic bank, secured by a mortgage over the hotel's real estate. The hotel cannot pay back the loan, but makes enough money to operate otherwise.

In addition, *Doing Business* evaluates the quality of legal framework applicable to judicial liquidation and reorganization proceedings and the extent to which best insolvency practices have been implemented in each economy covered.

Resolving Insolvency - Lebanon

Indicator	Lebanon	Middle East & North Africa	OECD high income	Best Regulatory Performance
Recovery rate (cents on the dollar)	31.7	26.3	70.5	None in 2017/18
Time (years)	3.0	2.8	1.7	0.4 (Ireland)
Cost (% of estate)	15.0	13.8	9.3	1.0 (Norway)
Outcome (0 as piecemeal sale and 1 as going concern)	0
Strength of insolvency framework index (0-16)	4.0	5.9	11.9	None in 2017/18

Figure - Resolving Insolvency in Lebanon and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of resolving insolvency is determined by sorting their scores for resolving insolvency. These scores are the simple average of the scores for the recovery rate and the strength of insolvency framework index.

Figure - Resolving Insolvency in Lebanon - Time and Cost

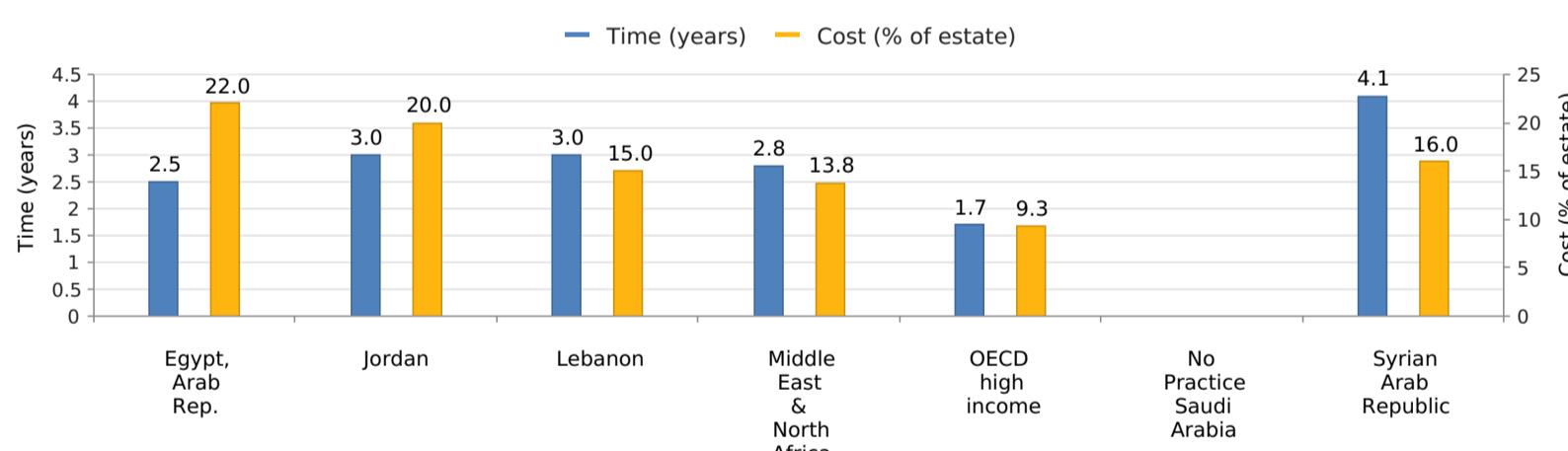
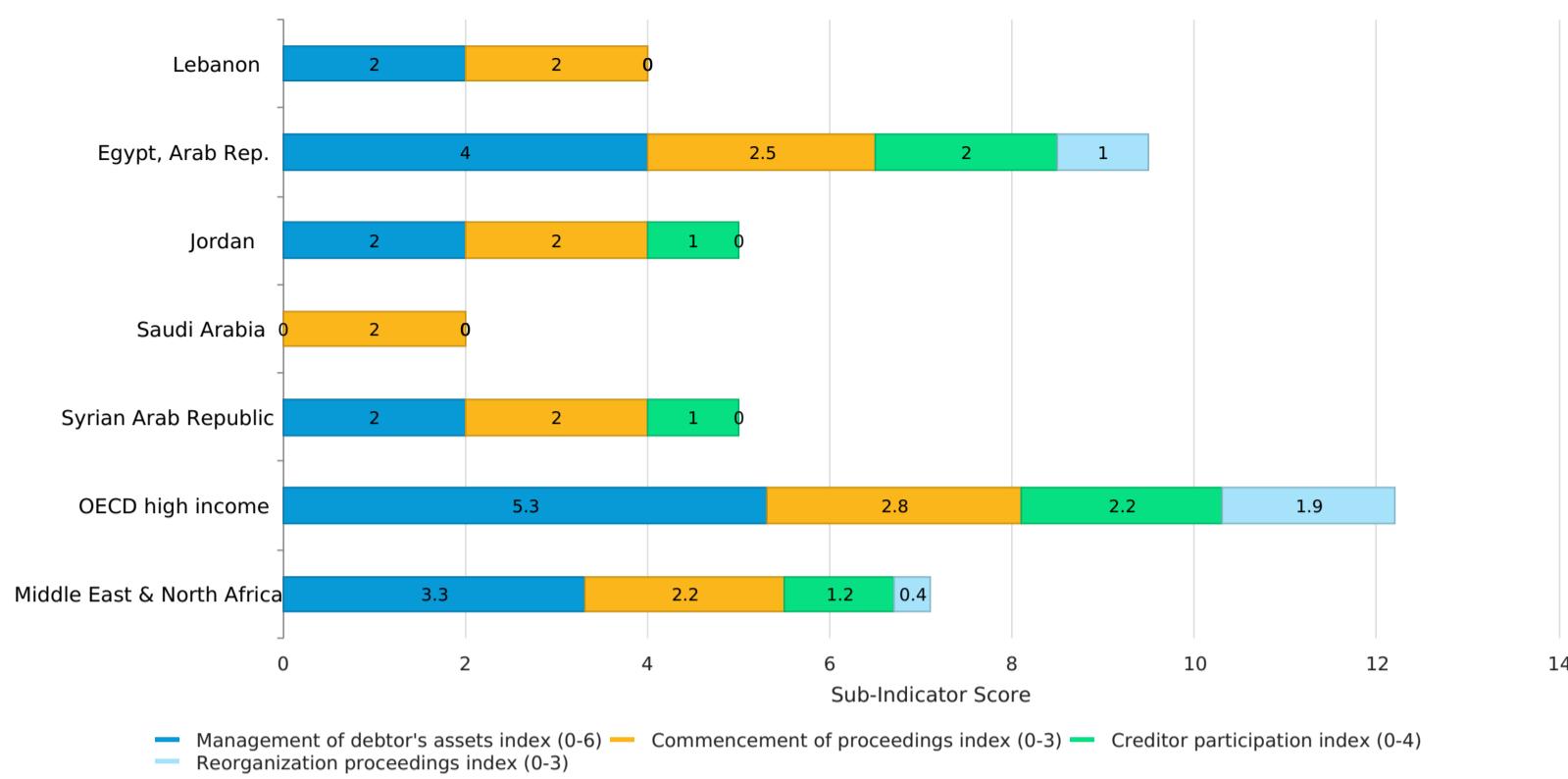
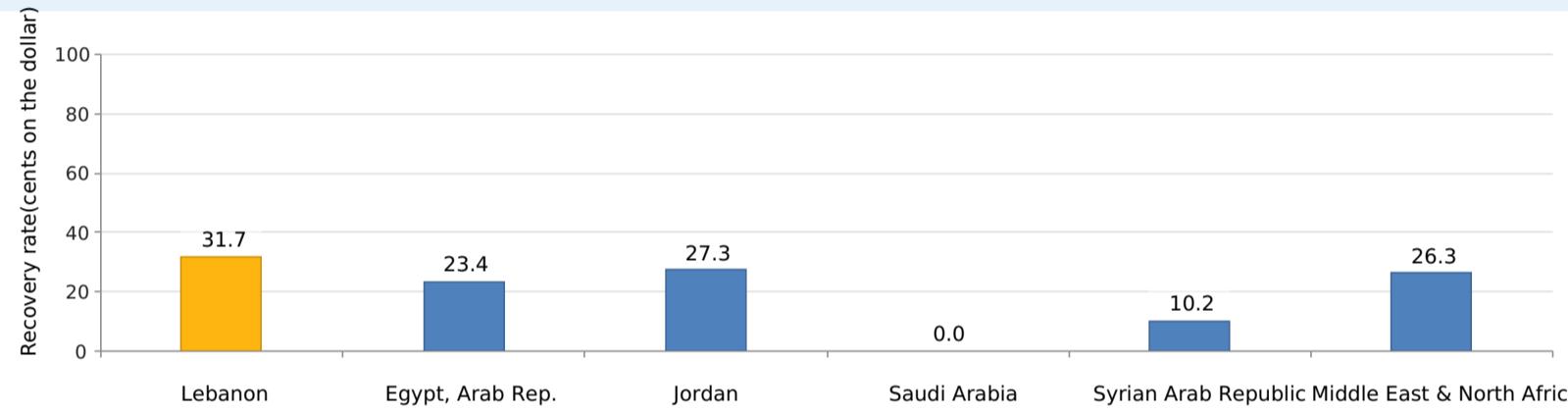


Figure - Resolving Insolvency in Lebanon and comparator economies - Measure of Quality



Note: Even if the economy's legal framework includes provisions related to insolvency proceedings (liquidation or reorganization), the economy receives 0 points for the strength of insolvency framework index, if time, cost and outcome indicators are recorded as "no practice."

Figure - Resolving Insolvency in Lebanon and comparator economies - Recovery Rate



Details - Resolving Insolvency in Lebanon

Indicator	Answer	Score
Proceeding	foreclosure	BizBank will initiate foreclosure proceedings (<i>saisie exécutoire</i>), because it is faster and less costly than liquidation proceedings and allows BizBank to obtain the totality of its dues independently of other debtors. If Mirage management or other creditors commence insolvency proceedings, BizBank's enforcement claim will not be affected, except that a syndic may be appointed, who will represent the debtor in foreclosure proceedings.
Outcome	piecemeal sale	The hotel is not likely to continue operating at the end of the foreclosure proceedings as the assets will be sold during BizBank's enforcement proceedings.
Time (in years)	3.0	BizBank will file for " <i>saisie exécutoire</i> ", which normally involves a simple enforcement of security right without review of the merits. However, it is likely that hotel management will try to dispute the validity of BizBank's security, which means that the proceedings will become more complex and will take longer than straightforward enforcement proceedings. After disputes over the validity of the debt are settled, the court will issue an execution order, which will be enforced by court clerks (<i>huissiers</i>), who will seize and attach the assets secured by the loan agreement. Prior to selling the assets in a public auction, the public auction is published in newspapers.
Cost (% of estate)	15.0	Main expenses will include attorneys' fees (5-10%) and court fees, including the cost of publication and notification (4-7%), as well as other smaller expenses, including fees of other professionals that may be involved in the foreclosure proceedings, such as accountants.
Recovery rate (cents on the dollar)	31.7	

Details - Resolving Insolvency in Lebanon - Measure of Quality

	Answer	Score
Strength of insolvency framework index (0-16)		4.0
Commencement of proceedings index (0-3)		2.0
What procedures are available to a DEBTOR when commencing insolvency proceedings?	(b) Debtor may file for liquidation only	0.5
Does the insolvency framework allow a CREDITOR to file for insolvency of the debtor?	(b) Yes, but a creditor may file for liquidation only	0.5
What basis for commencement of the insolvency proceedings is allowed under the insolvency framework?	(a) Debtor is generally unable to pay its debts as they mature	1.0
Management of debtor's assets index (0-6)		2.0
Does the insolvency framework allow the continuation of contracts supplying essential goods and services to the debtor?	No	0.0
Does the insolvency framework allow the rejection by the debtor of overly burdensome contracts?	No	0.0
Does the insolvency framework allow avoidance of preferential transactions?	Yes	1.0
Does the insolvency framework allow avoidance of undervalued transactions?	Yes	1.0
Does the insolvency framework provide for the possibility of the debtor obtaining credit after commencement of insolvency proceedings?	No	0.0
Does the insolvency framework assign priority to post-commencement credit?	(c) No priority is assigned to post-commencement creditors	0.0
Reorganization proceedings index (0-3)		0.0
Which creditors vote on the proposed reorganization plan?	N/A	0.0
Does the insolvency framework require that dissenting creditors in reorganization receive at least as much as what they would obtain in a liquidation?	No	0.0
Are the creditors divided into classes for the purposes of voting on the reorganization plan, does each class vote separately and are creditors in the same class treated equally?	No	0.0
Creditor participation index (0-4)		0.0
Does the insolvency framework require approval by the creditors for selection or appointment of the insolvency representative?	No	0.0
Does the insolvency framework require approval by the creditors for sale of substantial assets of the debtor?	No	0.0
Does the insolvency framework provide that a creditor has the right to request information from the insolvency representative?	No	0.0
Does the insolvency framework provide that a creditor has the right to object to decisions accepting or rejecting creditors' claims?	No	0.0

Note: Even if the economy's legal framework includes provisions related to insolvency proceedings (liquidation or reorganization), the economy receives 0 points for the strength of insolvency framework index, if time, cost and outcome indicators are recorded as "no practice."

Labor Market Regulation

Doing Business presents detailed data for the labor market regulation indicators on the *Doing Business* website (<http://www.doingbusiness.org>). The report does not present rankings of economies on these indicators or include the topic in the aggregate ease of doing business score or ranking on the ease of doing business.

The most recent round of data collection was completed in May 2018. [See the methodology for more information.](#)

What the indicators measure

Hiring

(i) whether fixed-term contracts are prohibited for permanent tasks; (ii) maximum cumulative duration of fixed-term contracts; (iii) length of the probationary period; (iv) minimum wage.

Working hours

(i) maximum number of working days allowed per week; (ii) premiums for work: at night, on a weekly rest day and overtime; (iii) whether there are restrictions on work at night, work on a weekly rest day and for overtime work; (iv) whether nonpregnant and nonnursing women can work same night hours as men; (v) length of paid annual leave.

Redundancy rules

(i) whether redundancy can be basis for terminating workers; (ii) whether employer needs to notify and/or get approval from third party to terminate 1 redundant worker and a group of 9 redundant workers; (iii) whether law requires employer to reassign or retrain a worker before making worker redundant; (iv) whether priority rules apply for redundancies and reemployment.

Redundancy cost

(i) notice period for redundancy dismissal; (ii) severance payments due when terminating a redundant worker.

Job quality

(i) whether law mandates equal remuneration for work of equal value and nondiscrimination based on gender in hiring; (ii) whether law mandates paid or unpaid maternity leave; (iii) length of paid maternity leave; (iv) whether employees on maternity leave receive 100% of wages; (v) availability of five fully paid days of sick leave a year; (vi) eligibility requirements for unemployment protection.

Case study assumptions

To make the data comparable across economies, several assumptions about the worker and the business are used.

The worker:

- Is a cashier in a supermarket or grocery store, age 19, with one year of work experience.
- Is a full-time employee.
- Is not a member of the labor union, unless membership is mandatory.

The business:

- Is a limited liability company (or the equivalent in the economy).
- Operates a supermarket or grocery store in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Has 60 employees.
- Is subject to collective bargaining agreements if such agreements cover more than 50% of the food retail sector and they apply even to firms that are not party to them.
- Abides by every law and regulation but does not grant workers more benefits than those mandated by law, regulation or (if applicable) collective bargaining agreements.

Labor Market Regulation - Lebanon

Details - Labor Market Regulation in Lebanon

Answer

Hiring

Fixed-term contracts prohibited for permanent tasks?	No
Maximum length of a single fixed-term contract (months)	No limit
Maximum length of fixed-term contracts, including renewals (months)	24.0
Minimum wage applicable to the worker assumed in the case study (US\$/month)	435.9
Ratio of minimum wage to value added per worker	0.4
Maximum length of probationary period (months)	3.0

Working hours

Standard workday	8.0
Maximum number of working days per week	5.5
Premium for night work (% of hourly pay)	0.0
Premium for work on weekly rest day (% of hourly pay)	50.0
Premium for overtime work (% of hourly pay)	50.0
Restrictions on night work?	No
Whether nonpregnant and nonnursing women can work the same night hours as men	Yes
Restrictions on weekly holiday?	No
Restrictions on overtime work?	Yes
Paid annual leave for a worker with 1 year of tenure (working days)	15.0
Paid annual leave for a worker with 5 years of tenure (working days)	15.0
Paid annual leave for a worker with 10 years of tenure (working days)	15.0
Paid annual leave (average for workers with 1, 5 and 10 years of tenure, in working days)	15.0

Redundancy rules

Dismissal due to redundancy allowed by law?	Yes
Third-party notification if one worker is dismissed?	Yes
Third-party approval if one worker is dismissed?	No
Third-party notification if nine workers are dismissed?	Yes
Third-party approval if nine workers are dismissed?	No
Retraining or reassignment obligation before redundancy?	No
Priority rules for redundancies?	Yes
Priority rules for reemployment?	Yes

Redundancy cost

Notice period for redundancy dismissal for a worker with 1 year of tenure	4.3
Notice period for redundancy dismissal for a worker with 5 years of tenure	8.7
Notice period for redundancy dismissal for a worker with 10 years of tenure	13.0
Notice period for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure)	8.7
Severance pay for redundancy dismissal for a worker with 1 year of tenure	0.0

Severance pay for redundancy dismissal for a worker with 5 years of tenure	0.0
Severance pay for redundancy dismissal for a worker with 10 years of tenure	0.0
Severance pay for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure)	0.0
Job quality	
Equal remuneration for work of equal value?	No
Gender nondiscrimination in hiring?	No
Paid or unpaid maternity leave mandated by law?	Yes
Minimum length of maternity leave (calendar days)?	70.0
Receive 100% of wages on maternity leave?	Yes
Five fully paid days of sick leave a year?	Yes
Unemployment protection after one year of employment?	No
Minimum contribution period for unemployment protection (months)?	n.a.

Business Reforms in Lebanon

In the past year, *Doing Business* observed a peaking of reform activity worldwide. From June 2, 2017, to May 1, 2018, 128 economies implemented a record 314 regulatory reforms improving the business climate. Reforms inspired by *Doing Business* have been implemented by economies in all regions. The following are reforms implemented since *Doing Business* 2008.

✓ = *Doing Business* reform making it easier to do business. ✗ = Change making it more difficult to do business.

DB2016

✗ **Registering Property:** Lebanon made transferring property more complex by increasing the time required for property registration.

DB2012

✓ **Getting Electricity:** Lebanon made getting electricity less costly by reducing the application fees and security deposit for a new connection.

DB2011

✗ **Starting a Business:** Lebanon increased the cost of starting a business.

✓ **Getting Credit:** Lebanon improved its credit information system by allowing banks online access to the public credit registry's reports.

DB2010

✓ **Starting a Business:** Lebanon made starting a business easier by eliminating the requirement to have company books stamped—though it also made it more difficult by reversing a previous reform combining tax and company registration at LibanPost.

✓ **Paying Taxes:** Lebanon made paying taxes easier for companies by eliminating the requirement to obtain permission to use accelerated depreciation and by introducing electronic payment.

DB2009

✓ **Starting a Business:** Lebanon reduced the time required to start a business by streamlining the business registration process.

Doing Business 2019 is the 16th in a series of annual reports investigating the regulations that enhance business activity and those that constrain it. The report provides quantitative indicators covering 11 areas of the business environment in 190 economies. The goal of the *Doing Business* series is to provide objective data for use by governments in designing sound business regulatory policies and to encourage research on the important dimensions of the regulatory environment for firms.

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