

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

THIRTEENTH CONGRESS
First Regular Session

HB No. 407



Introduced by Rep. Roseller L. Barinaga

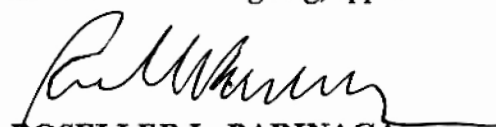
EXPLANATORY NOTE

This proposed bill seeks to protect owners of residential property from excessive real estate assessments by limiting the duration in the existing law wherein a reassessment can be made by means of an ordinance by the *Sangguniang Panlalawigan*, *Sangguniang Panlungsod* and *Sangguniang Bayan*, thus increasing the real estate tax for said residential property.

Under Section 220 of Republic Act No. 7160, otherwise known as the "Local Government Code of 1991," the authority granted to *Sanggunians* to pass an ordinance increasing the assessment value of real property as basis of computing the real estate tax (insofar as the residential, agricultural, commercial and industrial lands are concerned) for purposes of taxation, is once every three (3) years is unfair and prejudicial to the taxpayers, particularly with respect to properties classified as residential, because the said provisions of the law is giving too much burden on the owners of residential properties, hence the authority to pass ordinance by *Sanggunians* relative to the reassessment of residential lands is hereby fixed for every ten (10) years, instead of three (3) years as provided in Section 220 of Republic Act No. 7160.

In order to make effective the enforcement of this provision, a penalty of perpetual disqualification to hold public office or a fine not exceeding Three hundred thousand pesos (P300,000.00) or both disqualification and fine in the discretion of the court is imposed therein to those who may be found guilty of having violated the said provision.

In view of the foregoing, approval of this bill is strongly recommended.


ROSELLER L. BARINAGA
Representative, 2nd District
Zamboanga del Norte

THIRTEENTH CONGRESS OF THE)
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AN ACT
TO AMEND SECTION TWO HUNDRED TWENTY OF R. A. NO. 7160, OTHERWISE
KNOWN AS THE "LOCAL GOVERNMENT CODE", AND FOR OTHER PURPOSES

Be it enacted by the Senate and House of Representatives of the Philippines in Congress assembled:

SECTION 1. Sec 220 of Republic Act Numbered Seven thousand one hundred and sixty is hereby amended to read as follows:

"Sec 220. Valuation of Real Property - In cases where (a) real property is declared and listed for taxation purposes for the first time; (b) there is an ongoing general revision of property classification and assessment; in whose name the property is declared, the provincial, city or municipal assessor or his duly authorized deputy shall, in accordance with the provisions of this Chapter, make a classification, appraisal and assessment of the declaration irrespective of any previous assessment or taxpayer's valuation thereon: *PROVIDED, FURTHER,* THAT REAL PROPERTY CLASSIFIED AS RESIDENTIAL SHALL NOT BE REASSESSED MORE OFTENER THAN ONCE EVERY TEN (10) YEARS, AND THAT EACH REASSESSMENT SHALL NOT EXCEED TWENTY PERCENT (20%) ON LAND AND TEN PERCENT (10%) ON BUILDINGS AND OTHER STRUCTURES: AND *PROVIDED, FINALLY,* THAT IN CASE OF VIOLATION OF THIS PROVISION, A PENALTY OF PERPETUAL DISQUALIFICATION TO HOLD PUBLIC OFFICE OR A FINE OF NOT EXCEEDING THREE HUNDRED THOUSAND PESOS (P 300,000.00) OR BOTH DISQUALIFICATION AND FINE IN THE DISCRETION OF THE COURT, SHALL BE IMPOSED"

SEC. 2. This Act shall take effect fifteen (15) days after its publication in as least two (2) newspaper of general circulation.

Approved.