

Congress of the  
Republic of the Philippines  
**House of Representatives**  
Quezon City

**FIFTEENTH CONGRESS**  
**First Regular Session**

HOUSE BILL NO. 2710

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Introduced by **HONORABLE REENA CONCEPCION G. OBILLO**

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**EXPLANATORY NOTE**

This bill seeks to amend the provisions on Family Home as embodied in Executive Order 209, otherwise known as the Family Code of the Philippines.

The family home is the dwelling place of a person and his family, a sacred symbol of family love and repository of cherished memories that last during one's lifetime. It is the sanctuary of that marital union which the law declares and protects as a sacred institution; and likewise a shelter for the fruits of that union. It is where both can seek refuge and strengthen the tie that binds them together and which ultimately forms the moral fabric of our nation. The protection of the family home is just as necessary in the preservation of the family as a basic social institution, and as such, no custom, practice or agreement destructive of the family shall be recognized or given effect.

Towards this end, this bill provides for the increase of the value of each family home exempt from execution, forced sale, attachment and from the payment of real property taxes. Since the enactment of the Family Code in 1988, there has been a dramatic drop in the value of the Philippine peso. Thus, after more than two decades, there is a need to adjust the value of the family home that is exempt from such impositions in conformity with the changing times.

Another feature of this amendment is the exemption of the family home from the payment of real property taxes. This kind of property tax imposes undue burdens upon the family which is the core unit of society, and makes it difficult for many individuals to maintain a shelter for their families.

This bill, if enacted, will promote the interest and welfare of the family as a basic social institution, and will make it possible for the families to build a home of their own.

Hence, the passage of this piece of legislation is respectfully requested.

  
**REENA CONCEPCION G. OBILLO**  
*Representative,*  
*Una ang Pamilya Party List*

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**AN ACT AMENDING CHAPTER 2, TITLE V OF EXECUTIVE ORDER NO. 209  
OTHERWISE KNOWN AS THE FAMILY CODE OF THE PHILIPPINES**

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

1       SECTION 1. Article 153 of the Family Code is hereby amended and shall read  
2 as follows:  
3

4               "Article 153. The family home is deemed constituted on a house  
5 and lot from the time it is occupied as a family residence. From the time  
6 of its constitution and so long as any of its beneficiaries actually resides  
7 therein, the family home continues to be such and is exempt from  
8 execution, forced sale, attachment except as hereinafter provided and  
9 to the extent of the value allowed by law.  
10

11               **NOTWITHSTANDING ANY LAW TO THE CONTRARY, THE**  
12 **FAMILY HOME, WHILE REMAINING AS SUCH, SHALL LIKEWISE**  
13 **BE EXEMPT FROM THE PAYMENT OF REAL PROPERTY TAX OR**  
14 **ANY OTHER TAX ON REAL PROPERTY."**  
15

16       SECTION 2. Article 155 of the Family Code is hereby amended and shall read  
17 as follows:  
18

19               "Article 155. The family home shall be exempt from execution,  
20 forced sale or attachment except:  
21

22               1) For nonpayment of taxes **OTHER THAN TAXES ON REAL**  
23 **PROPERTY AS PROVIDED UNDER ARTICLE 153;**  
24

25               2) For debts incurred prior to the constitution of the family home;  
26

27               3) For debts secured by mortgages on the premises before or  
28 after such constitution; and

1           4) For debts due to laborers, mechanics, architects builders,  
2 materialmen, and others who have rendered service or furnished  
3 material for the construction of the building."  
4

5           SECTION 3. Article 157 of the Family Code is hereby amended and shall  
6 read as follows:  
7

8           "Article 157. The actual value of the family home shall not  
9 exceed, at the time of its constitution, the amount of **THREE MILLION**  
10 pesos in urban areas, and **TWO MILLION** pesos in rural area, or such  
11 amounts as may hereafter be fixed by law.  
12

13           In any event, if the value of the currency changes after the  
14 adoption of this code, the value most favorable for the constitution of a  
15 family home shall be the basis of the evaluation.  
16

17           For purposes of this Article, urban areas are deemed to include  
18 chartered cities and municipalities whose annual income at least equals  
19 that legally required of **COMPONENT** cities. All others are deemed to  
20 be rural areas."  
21

22           SECTION 4. All laws, decrees, executive orders, proclamations, rules and  
23 regulation, or parts thereof inconsistent herewith are hereby repealed or modified  
24 accordingly.  
25

26           SECTION 5. This Act shall take effect fifteen days after its publication in at  
27 least two newspapers of general circulation.  
28

29           Approved,