

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

SIXTEENTH CONGRESS

Second Regular Session

House Bill No. 4700



Introduced by Rep. EVELIO R. LEONARDIA

EXPLANATORY NOTE

This bill serves to install a definite period of time for the Register of Deeds to register an instrument which has been presented for registration.

Under the existing law, particularly Section 10 of Presidential Decree No. 1529, the registration of an instrument for registration is apparently left to the discretion of the Register of Deeds. The said provision of law does not provide for a requisite period within which the Register of Deeds should comply, it being completely left in his discretion to do so, and in some instances the delay in the issuance or delivery of land title to the owner/registrant. Such situation often causes unreasonable delay in the transactions of private individuals involving the Office of the Register of Deeds. Moreover, it exposes the transaction to the possibility of corruption and may be used by an errant public official to manipulate applicants for registration.

Section 5 (d) of Republic Act No. 6713 otherwise known as the Code of Conduct and Ethical Standards for Public Officials and Employees expressly provides that all public officials and employees must attend to anyone who wants to avail himself of the services of their offices and must, at all times, act promptly and expeditiously. This provision demands efficient service to the public. Absent a specific period for the public official to act, as in the Section 10 of Presidential Decree No. 1529, this mandate cannot be given substance.

As such, the approval of this bill is earnestly sought in order to expedite the services of the government in processing registration of instruments with the Register of Deeds and to curb any instance of corruption which may be derived therefrom.

As such, the approval of this Bill is earnestly sought.


REP. EVELIO R. LEONARDIA
Lone District, Bacolod City

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AN ACT

PRESCRIBING A 15-DAY PERIOD FOR THE REGISTER OF DEEDS TO REGISTER AN INSTRUMENT PRESENTED FOR REGISTRATION THEREBY AMENDING SECTION 10 OF PRESIDENTIAL DECREE NO. 1529 AND PROVIDING PENALTY IN VIOLATION THEREOF

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

SECTION 1. Section 10 of Presidential Decree No. 1529 is hereby amended as follows:

“Section 10. xxxx

It shall be the duty of the Register of Deeds to register an instrument presented for registration dealing with real or personal property which complies with all the requisites for registration and the corresponding issuance of land title, whenever required as the legal consequence of such registration, within 15 days from presentation. He shall see to it that said instrument bears the proper documentary and science stamps and that the same are properly canceled. If the instrument is not registerable, he shall forthwith deny registration thereof within the same period and inform the presenter of such denial in writing, stating the ground or reason therefor, and advising him of his right to appeal by consulta in accordance with Section 117 of this Decree.” In violation hereof, the Register of Deeds and/or any person responsible for the registration of records and the issuance of land title shall be subject to administrative sanction on negligence.

SECTION 2. All laws, executive orders, rules and regulations, or any part thereof inconsistent herewith are deemed repealed or modified accordingly.

SECTION 3. This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in two (2) newspapers of general circulation.

Approved,