

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

SEVENTEENTH (17TH) CONGRESS
First Regular Session

HOUSE BILL NO. **4779**



Introduced by Representative Manuel Monsour T. Del Rosario III

EXPLANATORY NOTE

Commonwealth Act No. 141 (Public Land Act) is the overarching law that provides for the distribution of public lands. Filipino citizens who are in possession of public agricultural lands and who have paid taxes thereon for at least 30 years are qualified beneficiaries for the issuance of free patents.

However, the beneficiaries of these land grants are restricted from mortgaging or selling their lands within five (5) years from the issuance thereof. Moreover, after the five-year restriction when conveyance is allowed, the original owner is allowed to repurchase the land within another five (5) years. These restrictions hamper the negotiability and tradability, as well as the full development of these lands.

This bill intends to remove the archaic restrictions of the Public Land Act on agricultural free patents in order to make these titles readily available for commercial and credit transactions that land owners can access to increase productivity and improve their economic conditions.

In view of the foregoing, approval of this bill is fervently sought.


MANUEL MONSOUR T. DEL ROSARIO III

Republic of the Philippines
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SEVENTEENTH (17TH) CONGRESS
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HOUSE BILL NO. 4779

Introduced by Representative Manuel Monsour T. Del Rosario III

**AN ACT REMOVING THE RESTRICTIONS UNDER SECTIONS 118, 119, 120,
121, 122, AND 123 OF COMMONWEALTH ACT NO. 141, AS AMENDED,
ON FREE PATENTS ISSUED UNDER SECTION 44 THEREOF**

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

Section 1. Short Title. – This Act shall be known as the “Agricultural Free Patent Reform Act”.

Section 2. Removal of Restrictions. – Agricultural public lands alienated or disposed of in favor of qualified public land applicants under Section 44 of Commonwealth Act No. 141, as amended, shall not be subject to restrictions regarding encumbrances, conveyances, transfers, or dispositions imposed under Sections 118, 119, 120, 121, 122, and 123 of the same Act.

Section 3. Separability Clause. – If any provision or part of this Act, or the application thereof to any person or circumstances, is held invalid or unconstitutional, the remaining sections of this Act or the application of such provision or part hereof to other persons or circumstance shall remain in full force and effect.

Section 4. Repealing Clause. – All laws, decrees, orders, issuances, rules and regulations or parts thereof inconsistent with the provisions of this Act are hereby repealed, amended or modified accordingly.

Section 5. Effectivity. – This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in two (2) newspapers of general circulation.

Approved,