

REPUBLIC OF THE PHILIPPINES
HOUSE OF REPRESENTATIVES
Quezon City

SEVENTEENTH CONGRESS
Third Regular Session

House Bill No. 8486



Introduced by **MAGDALO Party-List Representative**
HON. GARY C. ALEJANO

EXPLANATORY NOTE

The Philippines has a land area of 300,000 km², 14.12 million of which are classified as alienable and disposable lands. Despite this, our land resources remain unutilized and so the problems associated with a surplus of idle lands, such as anemic agricultural productivity and food insecurity remain a mainstay of our country's peculiar set of problems.

Owners of these idle lands choose to have their lands as such for two apparent reasons: land speculation and land conversion. They lie in wait for the price of these idle lands to increase twofold or more. Risk of the usually inclement weather in the Philippines is also a factor considered by landowners to opt for the residential/commercial uses, rather than farming and similar activities for the utilization of such lands.

Regardless, idle lands are of no benefit to anyone and since the government cannot coerce private individuals to make use of such lands for the purposes it sees fit, it must at least use lawful means to extract some benefit from this unproductive practice by imposing greater taxes on idle lands. This way, Government can secure more resources to spur productivity on sectors and areas where it can intervene.

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


Rep. Gary C. Alejano

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1 **AN ACT**
2 **INCREASING THE TAX ON IDLE LANDS, AMENDING FOR THE PURPOSE SECTION**
3 **236 OF REPUBLIC ACT NO. 7160, OTHERWISE KNOWN AS THE LOCAL**
4 **GOVERNMENT CODE OF 1991**
5

6 *Be it enacted by the Senate and House of Representatives of the Philippines in Congress*
7 *assembled,*
8

9 **SECTION 1.** Section 236 of Republic Act No. 7160 is hereby amended as follows:
10

11 **“SEC. 236. *Additional Ad Valorem Tax on Idle Lands.***—A province or city, of a
12 municipality within Metropolitan Manila, may levy an annual tax on idle lands at the rate
13 not exceeding [five] **TEN** percent [(5%)] **(10%)** of the assessed value of the property which
14 shall be in addition to the basic real property tax.”
15

16 **SEC. 2. *Repealing Clause.***—All laws, executive orders, executive issuances, or letters of
17 instructions, or any part thereof, inconsistent with or contrary to the provisions of this Act, are
18 hereby repealed, amended, or modified accordingly.
19

20 **SEC. 3. *Effectivity.***—This Act shall take effect immediately after its publication in at least
21 two (2) newspapers of general circulation.

Approved,