

Republic of the Philippines  
**House of Representatives**  
Quezon City, Metro Manila

**TWENTIETH CONGRESS**  
**First Regular Session**

**HOUSE BILL NO. 2022**



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**INTRODUCED BY REPRESENTATIVE MILAGROS AQUINO – MAGSAYSAY**

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**EXPLANATORY NOTE**

This bill seeks to promote the establishment of institutionalized retirement villages and communities for senior citizens or older persons for long-term and multi-disciplinary care and support services and providing for resources to support and sustain said programs.

In 1985, then-President Ferdinand E. Marcos issued Executive Order No. 1037 creating the Philippine Retirement Park System, the predecessor of the Philippine Retirement Authority (PRA), to promote the Philippines as a retirement haven and to attract foreign investment in the country. Through this non-conventional program that offer attractive retirement packages for foreigners and overseas Filipino workers, it aimed to intensify the inflow of foreign exchange to the country. In 2001, then-President Gloria Macapagal-Arroyo issued Executive Order No. 26, transferring the supervision and control of the now-renamed Philippine Retirement Authority from the Office of the President, to the Board of Investments (BOI) under the Department of Trade and Industry (DTI).

Eventually in 2009, Republic Act No. 9593, otherwise known as the Tourism Act of 2009, was passed and now made PRA an attached agency of the Department of Tourism (DOT). It was still mandated to develop and promote the Philippines as a retirement haven as a means of accelerating economic development of the country and strengthening our foreign exchange position through attractive “best quality of life” retirement packages.

While there are now several so-called “retirement homes” in operation around the Philippines, these are mostly privately-run, for-profit assisted-living, home care or nursing homes with 24-hour care residential facilities. On the other hand, those being offered by the PRA as residential facilities for retirees are leasehold or condominium properties for independent living. The idea of a true “retirement village scheme” as a community or residential complex, with available support services such as accessible transportation to get around, essential facilities such as groceries and supermarkets, drugstores or pharmacies, medical or health services facilities, and even recreation or entertainment venues. has not been achieved.

Alongside the rapid growth of the older population are the increasing cases of abandonment and homelessness, as well as rise in their special needs such as health care, housing, income security and other social services. While Filipino culture, and even the 1987 Constitution, dictates we care for our elderly, and it is the family which has the primary responsibility to do so, it is incumbent upon the State to provide additional resources and support. We must recognize the need for urgent action on the lack or scarcity of available infrastructure for elderly care, such as proper facilities and safe and secure environments able to address long-term care needs of the senior citizens. Under the residential village scheme, paying retirees or investing foreign nationals and overseas Filipinos, may be able to subsidize underprivileged locals who are abandoned, homeless or neglected elderly.

In view of the foregoing, the passage of this bill is earnestly recommended.

  
MILAGROS AQUINO-MAGSAYSAY

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**AN ACT PROVIDING FOR THE ESTABLISHMENT OF RETIREMENT  
VILLAGES OR COMMUNITIES, AND PROVIDING INCENTIVES THEREFOR**

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

**SECTION 1. Short Title** – This Act shall be known as the “*Retirement Village Act of 2025*”.

**SECTION 2. Declaration of Policy** – It shall be the declared policy of the State to protect and promote the health and well-being of Filipino senior citizens, and ensure a decent and dignified standard of living and quality of life by providing a comprehensive and holistic healthcare and welfare system, with accessible programs and affordable services.

**SECTION 3. Scope and Coverage** – Established retirement villages shall be open and accessible to all retirees, foreign or Filipino senior citizens, who are in need of and wish to avail of the programs and services in retirement villages or communities, particularly residential and housing, specialized assisted-living support and care. This may extend to eligible and qualified abandoned, neglected, or homeless senior citizens because their families are unable to meet or provide for their special needs.

**SECTION 4. Definition of Terms** – The following terms used in this Act are defined as follows:

- a) Senior Citizens Nursing Homes – refers to group homes or facilities that provide skilled and specialized care for senior citizens, 24 hours a day, seven (7) days a week; these will include RESIDENTIAL CARE SERVICES (RCS) provided by current group homes as long term or temporary multi-disciplinary care to senior citizens who are abandoned by their families or with no significant others to provide the needed supervision and supportive care. The services that will be provided Include social services, health & medical services, psychological services, skills training, group work activities, dietary services, homelife /group-living services, spiritual services (I.e. religious services, masses, confession, bible studies) and provision of assistive devices);

- b) **Government-Run Residential Care Facilities and Group Homes** - Pursuant to Executive Order No. 105, Series of 2004 the DSWD shall continue to operate and maintain Group Homes/Foster Home for Neglected, Abandoned, Abused, Unattached and Poor Older Persons and Persons with Disabilities. This includes Residential Care Services (RCS) at 24-hour facilities that provide long term or temporary multi-disciplinary care to senior citizens who are abandoned by their families or with no significant others to provide the needed supervision and supportive care. The services that will be provided Includes social services, health & medical services, psychological services, skills training, group work activities, dietary services, home-life/group living services, spiritual services (i.e., religious services, masses, confession, bible studies and etc.) and provision of assistive devices;
- c) **Privately-Run Residential Care Facilities and Group Homes** - Non-Government Organizations (NGOs), religious or charitable institutions, or for-profit business enterprises may also establish and operate residential facilities and group homes to provide temporary shelter or long-term residential care for seniors suffering from dementia or Alzheimer's disease, or some life-threatening or terminal illness, needing assisted daily-living (ADLs), or palliative or hospice care;
- d) **Retirement Homes/Villages** – Housing or residential facilities for retirees or elderly who are not frail or dependent on others, and can generally still live independently without need of assistance for daily living such as bathing, dressing or cooking.

**SECTION 5. RETIREMENT VILLAGE SCHEME** – Refers to a housing system or residential complex established primarily for retirees and their elderly spouses or partners, *who are still capable and choose to live independently*. The residences are either occupied by lease or license, or the right of occupation may be conferred by ownership of shares, or even an actual purchase from an administering authority, subject to a right or option of repurchase and other conditions and limitations restricting subsequent disposal. Residents-occupants may be charged an upfront capital sum and subsequent regular annual or monthly fees for their right to live in the village. The terms and conditions of their occupancy are set out in a retirement village contract called an “occupation right agreement”. As such, retirement villages or communities are technically funded by their own residents or occupants.

**SECTION 6. RETIREMENT VILLAGES/COMMUNITIES** - Refers to residential housing complexes predominantly for retirees, which have multiple residential units such as villas, apartments, or studio units, and provide services and shared facilities. Retirement Villages offer a range of health, leisure, and support services. These include access to medical facilities, including visiting doctors or allied health professionals, as well as recreational facilities and community halls for socialization.

**SECTION 7. RIGHTS OF RESIDENTS** – Residents shall be conferred rights, the minimum of which, pertains to entitlement to services and other benefits, relevant information, consultation and dialogue with the Village Operator, to be treated with respect and courtesy, have a support person

or authorized representative, availability and access to a grievance machinery or complaints mechanism, and not to be exploited.

**SECTION 8. REGISTRATION AND ACCREDITATION** – All Retirement Villages and Communities shall register and be accredited by relevant government agencies like the Department of Human Settlements and Urban Development (DHSUD) and the Philippine Retirement Authority (PRA). The DHSUD shall regulate the establishment and operation of all retirement villages and communities, similar to subdivisions and condominium ownership, and provide for a system of monitoring of payments, contributions, entitlements, costs and charges, including mechanisms like Residents' Associations or Committees.

Foreign investors who went through the PRA program to develop and maintain Retirement Villages and Communities for foreign retirees or Filipino overseas workers, and local senior citizens, shall enjoy the benefit of PRA's assistance.

**SECTION 9. Mandatory Compliance with Standards** – Like similar residential facilities and nursing homes, retirement homes and villages catering to retirees and senior citizens shall abide by the DSWD-mandated regulatory and accreditation standards for its facilities, comply with Accessibility Law or Batas Pambansa (BP) No. 344 requirements, and anti-elder abuse policies. For health facilities providing medical services within the Village or Community, appropriate registration or accreditation with the Department of Health (DOH) shall likewise apply.

In addition, Filipino residents with dual citizenship living in these facilities shall continue to be entitled to their individual benefits granted under RA 9994 and RA 10645 on voluntary PhilHealth coverage.

**SECTION 10. Donations to Retirement Villages/Communities** - The Retirement Villages or Communities are hereby authorized to receive and be beneficiaries of donations, grants, contributions, gifts or endowments from all sources whether foreign or domestic, and whether government or private, without the need of securing a permit, approval or registration from any government agency.

Notwithstanding any provision of law to the contrary, all donations, contributions, endowments and equipment and supplies to be imported by authorized entities or persons for the actual use and benefit of the Retirement Home, shall be exempt from donor's and gift taxes, the same further deductible in full for the purpose of determining the maximum deductible amount under Section 30, paragraph (h), of the National Internal Revenue Code, as amended.

**SECTION 11. Tax Exemptions** – Retirement Villages or Communities established under this Act may be declared exempt from relevant real property, internal revenue taxes, tariff and customs duties and all other kinds of taxes, fees, charges and assessments levied by the Government and its political subdivisions, agencies and instrumentalities.

As part of its Corporate Social Responsibility (CSR) and its applicable incentives, private, commercial for-profit Retirement Villages and Communities, shall provide for a socialized housing facility for underprivileged, less financially-able retirees. In the alternative, these private,

commercial Retirement Villages/Communities may choose to support a government-run residential facility or group home for abandoned, neglected, and homeless senior citizens.

**SECTION 12. Utility Discount** – As provided for under Republic Act No. 9994, accredited and licensed senior citizens facilities exclusively used by the elderly, may be entitled to utility discounts on electricity consumption and water services as individual household units.

**SECTION 13. Implementing Rules and Regulations** - Within ninety (90) days or three (3) months from the approval of this Act, the Department of Human Settlements and Urban Development, the National Housing Authority (NHA), the Philippine Retirement Authority, the Department of Tourism, the Department of Health (DOH), the Department of Social Welfare and Development (DSWD), the Department of Interior and Local Government (DILG), and the National Commission on Senior Citizens (NCSC), shall formulate and promulgate the rules and regulations necessary for the effective implementation of this Act.

**SECTION 14. Separability Clause** – If any portion or provision of this Act is declared invalid or unconstitutional, other provisions not affected thereby shall continue to be in full force and effect.

**SECTION 15. Repealing Clause** – All laws, decrees, executive orders, rules or regulations contrary to or inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

**SECTION 16. Effectivity** – This Act shall take effect fifteen (15) days after publication in the Official Gazette or in newspaper of general circulation.

Approved