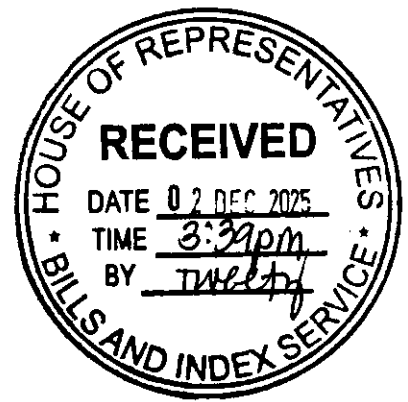




REPUBLIC OF THE PHILIPPINES
House of Representatives
CONSTITUTION HILLS, QUEZON CITY

TWENTIETH CONGRESS
First Regular Session

House Bill No. **6555**



AN ACT AMENDING PRESIDENTIAL DECREE NO. 1096, OTHERWISE KNOWN AS THE “NATIONAL BUILDING CODE OF THE PHILIPPINES,” TO ENSURE BROADBAND AND DIGITAL CONNECTIVITY READINESS OF BUILDINGS AND COMMUNITIES, AND FOR OTHER PURPOSES

Introduced by Representative SHIRLYN L. BAÑAS-NOGRALES

EXPLANATORY NOTE

Presidential Decree No. 1096, or the *National Building Code of the Philippines*, was enacted in 1977 – decades before the advent of the internet, digital technologies, and the critical need for broadband connectivity in daily life.

Today, access to reliable and affordable internet is an essential public utility, indispensable for education, business, governance, and social inclusion. However, outdated building standards, lengthy right-of-way procedures, and restrictive homeowners’ association (HOA) policies have slowed broadband deployment, leaving many communities underserved and dependent on limited service providers.

This measure seeks to update the National Building Code to:

1. Mandate telecommunications and broadband readiness in all new and existing multi-dwelling, commercial, and public buildings;
2. Facilitate the entry of telecommunications companies into private developments by setting fair and transparent standards;
3. Prevent anti-competitive practices by ensuring multiple providers can operate within the same community; and
4. Expedite right-of-way (ROW) procedures for broadband infrastructure consistent with the “ease of doing business” policy.

Passage of this measure will create a legal environment more responsive to the country’s connectivity needs, ensuring that no Filipino is left behind in the digital age.

In view of the foregoing, the immediate passage of this measure is earnestly sought.


SHIRLYN L. BAÑAS-NOGRALES

REPUBLIC OF THE PHILIPPINES
House of Representatives
CONSTITUTION HILLS, QUEZON CITY

TWENTIETH CONGRESS
First Regular Session

House Bill No. 6555

AN ACT AMENDING PRESIDENTIAL DECREE NO. 1096, OTHERWISE KNOWN AS THE “NATIONAL BUILDING CODE OF THE PHILIPPINES,” TO ENSURE BROADBAND AND DIGITAL CONNECTIVITY READINESS OF BUILDINGS AND COMMUNITIES, AND FOR OTHER PURPOSES

Introduced by Representative SHIRLYN L. BAÑAS-NOGRALES

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 *Building and Community Digital Connectivity Readiness Act of 2025*.”

SECTION 2. Declaration of Policy. – It is hereby declared the policy of the State to promote universal, affordable, and reliable internet access by ensuring that all buildings, subdivisions, and condominiums are designed, constructed, and managed to accommodate broadband and telecommunications infrastructure.

SECTION 3. Definition of Terms. – For purposes of this Act:

- (a) *Broadband infrastructure* refers to fiber optic cables, ducts, conduits, in-building solutions, and other facilities necessary for high-speed internet access;
- (b) *Right-of-Way (ROW)* refers to the legal right to install telecommunications infrastructure within public or private property;
- (c) *Homeowners' Association (HOA)* includes associations governing subdivisions, condominiums, and similar residential developments;
- (d) *Multiple service provider access* refers to the right of two or more duly authorized telecommunications entities to install and operate within a building or community;
- (e) *Telecommunications readiness* means the structural and technical capability of a building or community to accommodate broadband and ICT infrastructure.

SECTION 4. Amendment to the National Building Code. – A new Section 710 is hereby inserted under Chapter 7 of Presidential Decree No. 1096 to read as follows:

“Section 710. Telecommunications and Broadband Readiness. – All new buildings, subdivisions, condominiums, commercial complexes, government facilities, schools, and hospitals shall incorporate provisions for telecommunications and broadband infrastructure, including in-building fiber optic cabling, conduits, and equipment spaces.

The Department of Public Works and Highways (DPWH), in coordination with the Department of Information and Communications Technology (DICT)

and the National Telecommunications Commission (NTC), shall prescribe minimum technical standards for broadband readiness.”

SECTION 5. Right-of-Way Facilitation. – All government agencies and local government units (LGUs) shall simplify and expedite the issuance of permits and clearances for broadband infrastructure projects. ROW procedures shall be harmonized with Republic Act No. 11032, or the *Ease of Doing Business and Efficient Government Service Delivery Act*.

SECTION 6. Regulation of Homeowners’ Associations. – Homeowners’ associations, property developers, and building administrators shall not unreasonably deny or delay the entry of duly authorized telecommunications providers into their premises.

They shall allow multiple service providers to operate within their areas to ensure competition and consumer choice. Any HOA policy or contract that grants exclusive access to a single provider shall be null and void.

SECTION 7. Implementing Rules and Regulations (IRR). – Within ninety (90) days from the effectivity of this Act, the DPWH, DICT, NTC, and the Department of Human Settlements and Urban Development (DHSUD) shall jointly promulgate the IRR for its implementation.

SECTION 8. Repealing Clause. – All laws, decrees, executive orders, rules, or regulations inconsistent with this Act are hereby repealed or modified accordingly.

SECTION 9. Separability Clause. – If any provision of this Act is declared unconstitutional, the remainder shall not be affected.

SECTION 10. Effectivity. – This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in a newspaper of general circulation.

Approved,