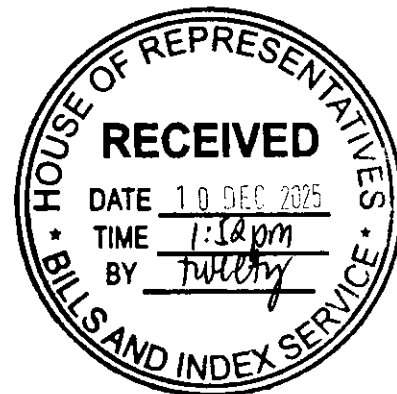




Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila



TWENTIETH CONGRESS
First Regular Session

House Bill No. **6775**

Introduced by **Representative GIRLIE E. VELOSO**

EXPLANATORY NOTE

The 1987 Philippine Constitution provides that “the use of property bears a social function, and all economic agents shall contribute to the common good.”¹ This constitutional principle establishes that property rights are not purely private interests, but exist within a broader public-interest framework. By extension, the regulation of real estate as property and as economic activity falls under the State’s duty to ensure distributive justice, equitable access, and the promotion of social welfare.²

The real estate industry plays a vital role in national development by generating employment, expanding housing access, mobilizing capital investment, and contributing to government revenues through property-related taxes and fees. The regulation of real-estate service practitioners enables the State to safeguard public interest, ensure professional standards, and protect consumers. Indeed, under Republic Act No. 9646 (the Real Estate Service Act of 2009), the licensing and accreditation of real-estate brokers and salespersons are intended to professionalize the sector, enhance its credibility, and protect the public from unqualified or unethical practitioners.³

However, despite an existing regulatory framework, in practice the process for registering real estate salespersons remains cumbersome, inconsistent across regions, and somehow inaccessible especially for individuals in remote or underserved areas. A 2020 survey of 239 real-estate practitioners in the Philippines found that unlicensed practitioners, limited awareness of licensing regulations, and documentation issues rank among the most commonly reported problems in the industry.⁴ These issues reduce trust in the system and create inefficiencies that harm both practitioners and the public.

¹ Article XII, Section 6, 1987 Constitution. Accessible at the Supreme Court E-Library: elibrary.judiciary.gov.ph

² Article XIII (Social Justice and Human Rights), 1987 Constitution.

³ Professional Regulation Commission. “Republic Act No. 9646: Real Estate Service Act of 2009.” Official PRC publication (2021). Available at prc.gov.ph

⁴ Hipolito, G. B. (2020). Real estate industry in the Philippines: Problems, policy implications and societal contributions. *International Journal of Advanced Engineering Research and Science*, 7(10)

This bill therefore seeks to fast-track and streamline the registration of real estate salespersons by removing redundant barriers, clarifying regulatory guidelines, improving regional access, and instituting a more efficient and transparent system. Specifically, the measure mandates the Professional Regulation Commission (PRC) and the Department of Human Settlements and Urban Development (DHSUD) to review and simplify registration requirements, issue a consolidated national list of documentary requirements, and implement a unified and digital registration system that ensures timely application processing consistent with the Ease of Doing Business Act.

By doing so, the bill aligns with the Constitution's call for social justice and the common good, strengthens regulatory oversight for consumer protection, enhances opportunities for professional advancement, and supports a more orderly, transparent, and efficient real-estate market, ultimately contributing to the nation's socio-economic development.

In view of the foregoing, support for the enactment of this measure is earnestly sought.


REP. GIRLIE E. VELOSO
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House Bill No. 6775

Introduced by **Representative GIRLIE E. VELOSO**

AN ACT TO FAST-TRACK AND STREAMLINE THE REGISTRATION OF REAL ESTATE SALESPERSONS AND FOR OTHER PURPOSES

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

1 **SECTION 1. Short Title.** — This Act shall be known as the " Real Estate Salesperson
2 Registration Efficiency Act."

3 **SECTION 2. Declaration of Policy.** — It is hereby declared the policy of the State to
4 promote an efficient real estate industry by ensuring the timely registration and professionalization
5 of real estate salespersons consistent with Republic Act No. 9646 (Real Estate Service Act of 2009)
6 and Republic Act No. 11032 (Ease of Doing Business and Efficient Government Service Delivery
7 Act). The State further recognizes the need to eliminate redundant requirements, harmonize
8 regulatory processes between government agencies, and ensure transparent, predictable, and
9 citizen-friendly registration systems.

10 **SECTION 3. Definition of Terms.** — For purposes of this Act, the following terms are
11 defined as follows:

12 (a) Real Estate Salesperson – Any person accredited to perform real estate services under
13 the supervision of a licensed Real Estate Broker, as defined by existing laws; and

14 (b) Registration – The process of securing official approval or accreditation from the
15 Professional Regulation Commission (PRC) and/or the Department of Human
16 Settlements and Urban Development (DHSUD). Registration shall include the verification
17 of identity, qualifications, and compliance with standards under RA 9646 and related
18 issuances.

SECTION 4. Streamlining and Fast-Tracking of Registration. — The PRC and DHSUD are hereby mandated to review and simplify the process of registering real estate salespersons, ensuring that applications are processed and resolved within fifteen (15) working days from complete submission of all requirements.

The PRC and DHSUD shall classify the transaction in accordance with RA 11032 and publish the corresponding processing period in their Citizen's Charter.

A single, unified, digital, and centralized application system shall be established, allowing applicants to submit requirements once for both PRC accreditation and DHSUD registration, with real-time online tracking of application status.

No frontline or regional office shall impose any requirement beyond the unified and publicly posted list of requirements that the PRC and DHSUD shall issue under this Act and publish on their official websites and Citizen's Charters.

In cases where the agencies fail to act within the prescribed period, the concerned office shall issue a written explanation to the applicant within three (3) working days and provide a revised timeline for completion.

SECTION 5. Redundant Requirements. — All redundant or unnecessary documentary requirements for registration, as determined by the PRC and DHSUD, in consultation with relevant stakeholders, shall be removed.

In determining redundancy, the following principles shall apply:

- (a) No document shall be required if the information is already accessible through inter-agency data sharing or existing government databases;
- (b) No requirement shall be imposed unless it is directly related to verifying the applicant's identity, qualifications, or fitness to practice;
- (c) Duplicative submissions shall be prohibited, including repeated requests for birth certificates, NBI clearances, or training certificates already validated by another government agency;
- (d) A consolidated and capped list of requirements shall be published and enforced nationwide.

Within sixty (60) days from effectivity of this Act, the PRC and DHSUD shall jointly issue and publish a consolidated and uniform list of documentary requirements for the registration of real estate salespersons, which shall be binding on all regional and satellite offices.

SECTION 6. Access and Regional Implementation. — The PRC and DHSUD shall ensure that applicants in remote or underserved areas have access to the unified registration system through regional offices, satellite kiosks, or partnerships with local government units (LGUs). These offices shall assist applicants in encoding and transmitting documents to the central system.

SECTION 7. Grievance and Appeal Mechanism. – The PRC and DHSUD shall establish a standardized grievance mechanism for delayed or unjustly denied applications. Applicants shall have the right to appeal adverse decisions to the respective central offices or adjudicatory bodies of PRC and DHSUD.

Appeals shall be resolved within ten (10) working days, unless the complexity of the issues requires additional fact-finding, document verification, or inter-agency coordination, in which case the agency shall issue a written notice to the applicant explaining the reasons for the extension and the reasonable period needed to complete the review.

Both agencies shall ensure that the appeal process upholds due process, protects government personnel from unfounded complaints, and provides applicants with clear, transparent, and timely resolutions.

SECTION 8. Implementing Rules and Regulations. – Within sixty (60) days from effectivity of this Act, the PRC and DHSUD, in consultation with relevant stakeholders, shall promulgate the necessary rules and regulations to implement the provisions of this Act. The IRR shall ensure alignment with RA 9646, RA 11032, data privacy standards, and inter-agency interoperability requirements.

SECTION 9. Appropriations. — The amount necessary for the implementation of this Act shall be included in the annual General Appropriations Act (GAA).

SECTION 10. Penalties. — Government agencies or officials found to have willfully delayed the processing of registration beyond the prescribed period shall be administratively liable in accordance with civil service rules. Liability under RA 11032, including penalties for inaction, imposition of additional requirements, or participation in fixing, shall likewise apply. Willful delay shall include unjustified inaction, repeated requests for non-essential documents, or any act that results in non-compliance with the prescribed processing period.

SECTION 11. Repealing Clause. — All laws, decrees, executive orders, rules and regulations, or parts thereof inconsistent with the provisions of this Act are hereby repealed or modified accordingly.

SECTION 12. Separability Clause. — If, for any reason, any section of this Act shall be deemed unconstitutional or invalid, the other sections or provisions shall not be affected and shall remain in force and in effect.

SECTION 13. Effectivity Clause. — This Act shall take effect after fifteen (15) days from its publication in the Official Gazette or in at least two (2) national newspapers of general circulation, whichever comes earlier.

Approved.