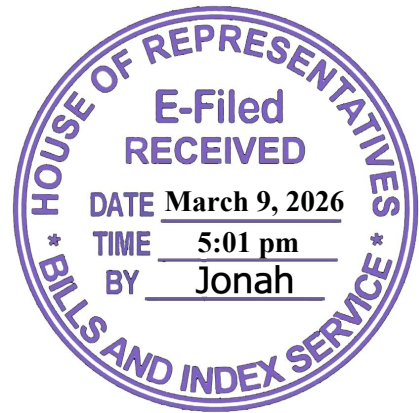


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City, Metro Manila

TWENTIETH CONGRESS
First Regular Session

HOUSE BILL NO. 8385



Introduced by
REP. KAKA BAG-AO (LONE DISTRICT, DINAGAT ISLANDS)
REP. JOSE MANUEL TADEO "CHEL" I. DIOKNO (AKBAYAN PARTY-LIST)
REP. PERCIVAL V. CENDAÑA (AKBAYAN PARTY-LIST)
REP. DADAH KIRAM ISMULA (AKBAYAN PARTY-LIST)
REP. CIELO KRISEL B. LAGMAN (1ST DISTRICT, ALBAY)

AN ACT
RECOGNIZING THE PROPERTY RIGHTS OF SAME-SEX COUPLES COHABITING IN
NON-MARITAL UNIONS AND PROVIDING FOR THE RULES OF CO-OWNERSHIP,
AND FOR OTHER PURPOSES.

E X P L A N A T O R Y N O T E

I. The Legal Necessity: From Invisibility to Recognition

This landmark measure is strategically designed to dismantle the historical legal "invisibility" of same-sex property relations within the Philippine jurisdiction. As the Supreme Court powerfully articulated in the landmark case of ***Jennifer C. Josef v. Evalyn G. Ursua*** (G.R. No. 267469, Feb. 10, 2026):

"The law cannot remain a silent spectator to the economic displacement of citizens simply because their union does not fit the traditional mold of marriage. Where there is a pooling of resources and shared industry, there is an inherent justice that the State is bound to recognize, lest we allow the 'legal invisibility' of these relationships to become a cloak for inequity."

For too long, the absence of a dedicated statutory framework has left same-sex partners in a state of precariousness, often deprived of their fair share in assets built through a

lifetime of mutual effort and shared sacrifice.¹ When a long-term relationship ends, or a partner passes away, the surviving partner often finds themselves a "legal stranger" to the home they helped build and the savings they helped accumulate. This bill aims to rectify this systemic inequity by establishing a clear, predictable, and fair mechanism for recognizing property rights, consistent with the State's duty to prevent unjust enrichment and ensure that the economic contributions of all Filipinos are protected under the law.

II. The Jurisprudential Catalyst: The 2026 Supreme Court Mandate

This Act finds its contemporary anchor in the landmark ruling of **Jennifer C. Josef v. Evalyn G. Ursua**² case, which serves as a definitive judicial catalyst for this legislative action. While the High Tribunal reaffirmed that the institution of marriage remains currently limited to opposite-sex couples under **Executive Order No. 209 (The Family Code)**, it issued a breakthrough clarification: **same-sex partners are inherently entitled to robust property protections under Article 148 of the Family Code**. The Court's ruling emphasized that the "**actual contribution**" of partners—whether through financial capital or joint industry—creates a co-ownership that the State is bound to protect. By institutionalizing these principles, this bill seeks to bridge the gap between judicial recognition and executive implementation, ensuring that the dignity and economic security of every Filipino are upheld under the bedrock of the **Equal Protection Clause (1987 Const., Art. III, Sec. 1)**.

III. Constitutional and International Foundations

The proposed measure is not merely a matter of social policy but a fulfillment of the State's highest mandates. Under the **1987 Constitution**, the guarantee of Equal Protection ensures that individuals in similar economic circumstances—specifically those cohabiting and jointly acquiring assets—are treated with parity by the law. Furthermore, **Article II, Section 11** commands the State to value the dignity of every human person.

Internationally, this legislation aligns the Philippines with the **International Covenant on Civil and Political Rights (ICCPR)**, to which the Philippines is a signatory. Under **Article 26** of said Covenant, the State is committed to providing equal and effective protection against discrimination. The **UN Human Rights Committee** has established that discrimination based on sexual orientation is a violation of these global standards³. By providing a legal regime for same-sex property, the State adheres to the **Yogyakarta Principles (Principle 34)**, which asserts the right of all persons to be protected from economic and social exclusion.

¹ *Falcis III v. Civil Registrar General*, G.R. No. 217910 [2019]

² G.R. No. 267469, Feb. 10, 2026

³ *Toonen v. Australia*, Communication No. 488/1992

IV. Socio-Economic Realities and Data

The urgency of this bill is supported by the evolving demographic landscape of the Philippines. Data from the **Philippine Statistics Authority (PSA) 2024 Vital Statistics** indicate a steady rise in non-marital cohabitation, reflecting a broader societal shift toward diverse family structures. Academic and civil society studies from 2025 further reveal that a significant segment of the urban middle class consists of same-sex dual-income households.

However, despite their contributions to the national economy, these couples remain vulnerable. **Commission on Human Rights (CHR) Surveys (2025)** show that nearly **70% of individuals in same-sex unions** express significant concern over the lack of automatic legal standing regarding shared assets. This bill addresses these anxieties by providing a formal pathway for the documentation and partition of properties acquired through joint effort, as defined by the standards set in **Agapay v. Palang**⁴ case.

V. Conclusion

In view of the shifting legal tides initiated by the Supreme Court and the undeniable social reality of same-sex households in the Philippines, this measure proposes a regime of **Co-ownership under Article 148**. It does not seek to redefine the sacrament or civil status of marriage, but rather to ensure that the material fruits of a shared life are protected by the law. It is a pursuit of justice, a safeguard against indigence, and a long-overdue recognition of the economic agency of the LGBTQ+ community.

⁴ G.R. No. 127666 [1997]

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



REP. KAKA BAG-AO

Lone District of Dinagat Islands



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AKBAYAN Party-list



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AND FOR OTHER PURPOSES

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

1 **SECTION 1. Short Title.** — This Act shall be known as the "**Equal Property Rights Act.**"

2 **SEC. 2. Declaration of Policy.** — It is the primary and inherent policy of the State to
3 afford full protection to the property rights of all individuals, ensuring that no person—
4 regardless of sexual orientation, gender identity, or relationship status—is unjustly
5 deprived of their property or the fruits of their labor without due process of law, as
6 mandated by **Article III, Section 1 of the 1987 Constitution.**

7 Pursuant to the State's commitment to value the dignity of every human person and
8 guarantee full respect for human rights (**Art. II, Sec. 11, 1987 Const.**), the State hereby
9 recognizes that individuals in same-sex relationships constitute an integral part of the
10 nation's socio-economic fabric. These partners contribute significantly to the national
11 economy through joint acquisitions, shared industry, and mutual financial support.

1 The State affirms that the "actual contribution" of partners in same-sex unions creates a
2 vested right of co-ownership under the regime of **Article 148 of the Family Code**. This
3 measure seeks to eliminate the historical "legal invisibility" of such unions by:

- 4 (a) **Preventing Unjust Enrichment:** Ensuring that one partner does not unfairly
5 profit from the efforts and resources of the other upon the termination of
6 their shared life;
- 7 (b) **Enforcing Equal Protection:** Applying the laws of co-ownership with parity,
8 recognizing that same-sex partners in exclusive cohabitation are similarly
9 situated to other non-marital partners in their economic endeavors; and
- 10 (c) **Complying with International Standards:** Upholding the Philippines'
11 obligations under **Article 26 of the International Covenant on Civil and**
12 **Political Rights (ICCPR)** to provide equal and effective protection against
13 discrimination in all legal spheres.

14 By institutionalizing these protections, the State ensures that the material fruits of a
15 shared life are preserved, domestic equity is maintained, and the economic agency of
16 the LGBTQ+ community is formally integrated into the national legal system.

17 **SEC. 3. Definition of Terms.** For purposes of this Act, the following terms shall be
18 defined and construed as follows:

- 19 (a) **Same-Sex Couple** – Refers to two (2) consenting adults of the same
20 biological sex or gender identity who have established a domestic partnership
21 characterized by an exclusive, stable, and continuous romantic and economic
22 relationship, regardless of whether they are legally capacitated to marry under
23 the laws of other jurisdictions.
- 24 (b) **Cohabitation (Common-Law Possession)** – Refers to the public and open act
25 of two individuals living together as a couple in a single, shared household,
26 characterized by a common life and a shared domestic economy. Physical
27 presence in a single residence shall not be interrupted by temporary absences
28 due to work, health, or other exigencies of life.
- 29 (c) **Actual Contribution** – Refers to any direct or indirect investment provided by
30 a party toward the acquisition, maintenance, development, or improvement of
31 a property. This includes, but is not limited to:
 - 32 1. **Financial Contribution:** Cash payments, mortgage liquidations, or the
33 provision of credit;
 - 34 2. **Material Contribution:** The donation of land, building materials, or
35 personal property; and
 - 36 3. **Contribution of Industry:** The provision of labor, professional services,
37 or domestic management.
- 38 (d) **Joint Industry** – Refers to the combined or complementary labor,
39 professional efforts, or business endeavors of both parties. It includes the

"unpaid care work" or domestic labor provided by one partner that enables the other partner to acquire assets or advance professionally, thereby creating a communal pool of resources.

- (e) **Property Relations** – Refers to the sum total of legal rules governing the ownership, management, and disposition of real and personal property acquired by the couple during the period of their cohabitation.
- (f) **Exclusive Relationship** – A state wherein the parties have committed to a singular domestic partnership to the exclusion of others, serving as the factual basis for the presumption of a shared economic intent.
- (g) **Prima Facie Presumption of Equality** – A legal evidentiary rule where, in the absence of a written contract or proof to the contrary, the contributions of the partners are deemed equal in value and extent.

SEC. 4. Governing Regime. – The property relations of same-sex couples shall be governed by the rules of Co-ownership under Article 148 of the Family Code of the Philippines, subject to the following refined applications of the law:

- (a) **Mandatory Application.** – In the absence of a validly executed and notarized **Property Agreement** entered into before or during the cohabitation, the default regime of co-ownership under Article 148 shall apply to all assets acquired through the parties' actual joint contribution, whether financial or through industry.
- (b) **Nature of Ownership.** – Only properties acquired by both parties through their actual joint contribution of money, property, or industry shall be owned by them in common. The share of each party shall be in proportion to its respective contributions.
- (c) **Presumption of Joint Acquisition.** – Property acquired by either or both partners during the cohabitation is presumed to have been obtained through their joint efforts and industry, and shall be owned in common, unless there is clear and convincing evidence to the contrary.
- (d) **Incapacity to Marry.** – The application of Article 148 under this Act is predicated on the legal fact that same-sex partners currently lack the capacity to marry under **Articles 1 and 2 of the Family Code**. This regime ensures that such incapacity does not translate into a forfeiture of economic rights or the negation of joint efforts.
- (e) **Exclusion of Separate Property.** – Property acquired by either partner before the commencement of cohabitation, or property acquired during cohabitation by lucrative title (such as inheritance or donation), shall remain the exclusive property of said partner, unless integrated into the common fund by express written agreement.
- (f) **Protection of Vested Rights.** – This governing regime shall apply retroactively to properties acquired by same-sex couples before the effectivity of this Act, provided that such application does not prejudice the vested rights of third parties or validly existing creditors.

1 **SEC. 5. Rules on Co-ownership.** — The property relations of same-sex couples
2 governed by this Act shall be subject to the following rules of co-ownership:

3 (a) **Proof of Actual Contribution and the Doctrine of Joint Industry.** — Only
4 properties acquired by both parties through their actual joint contribution of
5 money, property, or industry shall be owned by them in common.

6 1. **Recognition of Non-Monetary Contribution:** The "contribution of
7 industry" shall include domestic labor, the management of the
8 household, and the care of the parties' shared interests. Such labor
9 shall be assigned a monetary value equivalent to the prevailing
10 market rates for domestic or managerial services at the time the
11 contribution was rendered.

12 2. **Indirect Contribution:** Contribution is considered actual even if
13 indirect, such as when one partner's payment of household
14 expenses (e.g., utilities, groceries, or insurance) enables the other
15 partner to utilize their own income for the acquisition of real or
16 personal property.

17 (b) **Prima Facie Presumption of Equality.** — In the absence of a written property
18 agreement or clear evidence to the contrary, it shall be **prima facie presumed**
19 that the contributions of the partners, whether financial or through industry,
20 were made in equal shares. Consequently, their corresponding interests in the
21 co-owned property shall be deemed equal.

22 1. **Rebuttal of Presumption:** Any party seeking to claim a larger share
23 must provide substantial evidence of a significantly
24 disproportionate contribution.

25 (c) **Joint Bank Accounts, Credits, and Digital Assets.** — The presumption of
26 equal co-ownership shall extend to:

- 27 1. All joint bank deposits, investment portfolios, and evidence of
28 credit;
29 2. Digital assets, including but not limited to cryptocurrency, digital
30 wallets, and revenue-generating intellectual property or online
31 platforms, provided they were established or funded during the
32 period of cohabitation.

33 (d) **Exclusion of Third-Party and Conjugal Interests.** — In cases where one of the
34 parties is bound by a prior and subsisting valid marriage to another person:

- 35 1. **Separation of Shares:** Only the portion of the property belonging to
36 the party in the same-sex union—proven to be their separate
37 property or their liquidated share from the prior marriage—can be
38 subject to co-ownership under this Act.
39 2. **Non-Prejudice:** The co-ownership between same-sex partners shall
40 not prejudice the **Absolute Community** or **Conjugal Partnership of**
41 **Gains** of the subsisting marriage. Any property proven to be part of
42 an existing conjugal partnership shall be excluded from the same-
43 sex co-ownership regime.

1 (e) **Improvements and Appreciation.** — Any improvements made to a co-owned
2 property, or the natural appreciation of its value during the period of
3 cohabitation, shall accrue to the benefit of both parties in proportion to their
4 ownership shares, regardless of which partner directly funded or oversaw the
5 improvement.

6 **SEC. 6. Right to Partition.** — Upon the cessation of cohabitation or the termination of
7 the relationship, the right to dissolve the co-ownership and distribute the common
8 assets shall be governed by the following rules:

9 (a) **Demand for Partition.** — Either partner, or their legal heirs in the event of
10 death, may demand at any time the judicial or extrajudicial partition of the
11 property owned in common. This right is imprescriptible as long as the co-
12 ownership is recognized, provided that the common-law relationship has
13 been factually terminated.

14 (b) **Ground for Partition: Cessation of Cohabitation.** — For purposes of this Act,
15 cohabitation is deemed to have ceased upon:

- 16 1 **Physical Separation:** The voluntary and intentional abandonment of
17 the shared residence by one or both partners with the intent to end
18 the relationship;
- 19 2 **Death:** The demise of either partner, which automatically triggers
20 the liquidation of the co-owned property to satisfy the interests of
21 the surviving partner and the legal heirs of the deceased; or
- 22 3 **Mutual Consent:** A written agreement signed by both parties
23 expressing their intent to dissolve the property union.

24 (c) **Judicial Jurisdiction and Summary Proceedings.** — In cases where the
25 parties cannot agree on an extrajudicial partition, the **Regional Trial Court**
26 **(Family Court)** exercising jurisdiction over the shared residence shall have the
27 authority to:

- 28 1 **Determine the Extent of Contribution:** Adjudicate the respective
29 shares of the parties based on the evidence of financial, material,
30 and industrial contributions as defined in Sections 3 and 5 of this
31 Act;
- 32 2 **Appoint Appraisers:** Order a professional appraisal of the co-owned
33 assets to determine their current fair market value; and
- 34 3 **Order Sale or Physical Division:** Direct the physical division of the
35 property, or if the property is indivisible, order its sale and the
36 subsequent distribution of proceeds in accordance with the
37 adjudicated shares.

38 (d) **Protection of the Shared Residence (The Family Home).** — If the co-owned
39 property serves as the primary residence of the couple, the Court shall, as far
40 as practicable, afford the partner who is in a more precarious economic
41 position the first option to buy out the share of the other partner at a fair
42 market price, or grant a reasonable grace period before the property is
43 vacated or sold.

(e) **Provisional Remedies.** — Upon the filing of a petition for partition, the Court may issue provisional orders, including:

- 1 **Hold Departure Orders (HDO):** To prevent the dissipation of liquid assets;
- 2 **Preliminary Injunctions:** To prevent the sale or encumbrance of real property pending the finality of the partition; and
- 3 **Support Pendente Lite:** In exceptional cases where one partner was solely dependent on the other, the court may order temporary financial support from the common fund during the pendency of the litigation.

SEC. 7. Successional Rights and Insurance. — To safeguard the economic security of the surviving partner and to prevent the forfeiture of shared benefits, the following rules on insurance and beneficiary designation shall apply:

- a) **Recognition of Insurable Interest.** — For the **Insurance Code of the Philippines**, a same-sex partner in a stable and continuous relationship, as defined in Section 3 of this Act, shall be recognized as having an **insurable interest** in the life and health of their partner.
 1. The existence of a common-law property regime under Article 148, constitutes a sufficient legal and pecuniary interest to justify the issuance of life, health, and accident insurance policies.
 2. No insurance provider shall deny an application or refuse the designation of a same-sex partner as a primary beneficiary based on sexual orientation or the lack of a marriage certificate.
- b) **Beneficiary Designation in Social Security and Pension Systems.** — Notwithstanding the current definitions of "dependent" or "spouse" in the charters of the **Social Security System (SSS)**, the **Government Service Insurance System (GSIS)**, and the **Pag-IBIG Fund**, a same-sex partner may be designated as a primary beneficiary for:
 - 1 **Death Benefits:** The lump sum or pension resulting from the death of the member-partner;
 - 2 **Survivorship Benefits:** Provided that the partnership has been documented through an affidavit of cohabitation or other proof of joint industry for at least five (5) years; and
 - 3 **Accrued Dividends:** Any shared savings or mandatory contributions made during the period of cohabitation.
- c) **Recognition in Employment Benefits.** — Private employers shall recognize a same-sex partner as a beneficiary or nominated dependent for purposes of employment benefits, insurance coverage, medical assistance, housing programs, and similar lawful incentives, subject to company policies and existing labor laws.
- d) **Primacy of Express Designation.** — In the event of death, the express designation of a same-sex partner as a beneficiary in any insurance policy, retirement plan, or employment benefit shall take precedence over the

claims of collateral relatives (siblings, cousins, etc.), unless the deceased has compulsory heirs (such as legitimate or illegitimate children) whose legitime are protected under the **Civil Code of the Philippines**.

e) **Status of the Surviving Partner as an Intestate Heir.** — Pending the enactment of a comprehensive law on same-sex succession, the surviving partner shall, at the very least, be entitled to:

1 **Liquidation of the Co-ownership:** The immediate delivery of their share in the co-owned property as established in Section 5 of this Act; and

2 **Right of First Refusal:** The preferential right to purchase the deceased partner's share from the estate to maintain the integrity of the family home.

f) **Non-Discrimination in Benefit Claims.** — All government agencies and private financial institutions are hereby prohibited from requiring a marriage certificate as the sole proof of relationship for the release of benefits to a surviving same-sex partner. An **Affidavit of Cohabitation** or a **Judicial Declaration of Co-ownership** shall be deemed sufficient for the processing of such claims.

SEC. 8. Access to Loans, Housing, and Financial Services. Same-sex partners covered under this Act shall not be denied access to housing, property acquisition, or financial services solely based on sexual orientation, gender identity, or non-marital status.

(a) **Joint Applications.** — Qualified same-sex partners may jointly apply as co-applicants, co-borrowers, or co-owners in loans, housing programs, property purchases, and financing facilities offered by government or private institutions, subject to existing eligibility and credit requirements.

(b) **Government Programs.** — Government agencies and government financial institutions administering housing, credit, or financing programs, including the Pag-IBIG Fund, SSS, GSIS, and similar entities, shall recognize eligible same-sex partners in joint applications consistent with this Act.

(c) **Compliance with Existing Regulations.** — Nothing in this Act shall be construed to alter existing banking, lending, or risk assessment standards required under applicable laws and regulations.

SEC. 9. Rule of Construction. — Nothing in this Act shall be construed, interpreted, or applied as recognizing, creating, or approximating the status of marriage or civil union for same-sex couples. The provisions of this Act are strictly limited to the regulation of property relations, co-ownership, and the protection of economic interests arising from shared industry. This Act shall not be invoked to amend, alter, or expand the legal requirements for marriage as defined under the **Family Code of the Philippines**.

SEC. 10. Retroactive Application and Recognition of Vested Rights. — This Act shall be curative and remedial in nature. The rules of co-ownership shall apply retroactively to all properties acquired by same-sex couples before the effectivity of this Act, provided that

1 such application does not impair vested rights or prejudice third parties who acquired
2 an interest in good faith and for value.

3 (a)**Recognition of Prior Acquisitions.** — Properties acquired through the joint
4 financial contribution or joint industry of same-sex partners during the
5 period of their cohabitation, even if such cohabitation commenced before
6 the enactment of this Act, shall be governed by the regime of co-
7 ownership under Article 148 of the Family Code. The right of a partner to
8 claim their proportionate share in such properties is hereby recognized as
9 having vested at the moment of acquisition.

10 (b)**Validation of Existing Documentation.** — Any private or public instrument,
11 acknowledgment of contribution, or affidavit of cohabitation executed by
12 the partners before the effectivity of this Act shall be deemed admissible
13 and prima facie evidence of the facts stated therein for the purpose of
14 establishing co-ownership and the extent of their respective shares.

15 (c)**Protection of Innocent Third Parties.** — The retroactive recognition of co-
16 ownership shall not prejudice the rights of:

17 1 **Innocent Purchasers for Value:** Any person who, before the
18 effectivity of this Act, acquired real or personal property from a
19 partner appearing as the sole owner in the public registry (Torrens
20 Title), provided the purchase was made in good faith and without
21 notice of the co-ownership.

22 2 **Good Faith Creditors:** Creditors who extended credit or accepted
23 property as collateral based on the registered sole ownership of a
24 partner before the filing of a Notice of Lis Pendens or a Petition for
25 Partition under this Act.

26 (d)**Prescription of Action.** — The right of a partner to demand the partition of
27 properties acquired before this Act shall be imprescriptible, provided the
28 cohabitation continues. If the cohabitation has ceased, the action for
29 partition must be brought within ten (10) years from the effectivity of this
30 Act or from the date of separation, whichever is later.

31 **SEC. 11. Implementing Agencies and Rule-Making.** — The following agencies shall be
32 responsible for the effective implementation of this Act:

33 (a)**The Department of Justice (DOJ):** As the primary legal arm of the
34 government, it shall lead the formulation of guidelines regarding the
35 interpretation of property relations, the recognition of judicial declarations,
36 and the legal framework for the protection of property rights under this
37 Act.

38 (b)**The Philippine Commission on Women (PCW) and the Commission on**
39 **Human Rights (CHR):** These agencies shall act as consultative bodies to
40 ensure that the implementation of this Act remains consistent with the
41 State's commitment to gender equality, human rights, and the protection
42 of vulnerable sectors against discrimination.

1 (c) **The Social Security System (SSS), the Government Service Insurance**
2 **System (GSIS), and the Home Development Mutual Fund (Pag-IBIG):**

3 These institutions shall be responsible for adjusting their operational
4 guidelines, membership forms, and beneficiary protocols to comply with
5 the recognition of same-sex partners as beneficiaries under this Act.

6 (d) **The Securities and Exchange Commission (SEC) and the Bangko Sentral**
7 **ng Pilipinas (BSP):** These agencies shall issue the necessary circulars to
8 banks and financial institutions to ensure that joint account policies and
9 loan application procedures are compliant with the rights recognized
10 herein.

11 **SEC. 12. Implementing Rules and Regulations (IRR).** — Within ninety (90) days from the
12 effectivity of this Act, the Department of Justice, in coordination with the
13 aforementioned agencies, shall promulgate the necessary rules and regulations for the
14 effective implementation of this Act.

15 The IRR shall, at a minimum, include:

- 16 (a) Standardized forms for the voluntary registration of cohabitation;
17 (b) Simplified procedures for the administrative recognition of partners for
18 social security and insurance claims; and
19 (c) Protocols for financial institutions to prevent discriminatory practices in
20 joint credit or asset applications.

21 **SEC. 13. Transitory Provision.**

22 (a) **Pending Cases.** — All judicial proceedings, petitions for partition, or claims
23 for the settlement of property interests between same-sex couples that
24 are pending before any court, quasi-judicial body, or administrative office
25 at the time of the effectivity of this Act shall remain under the jurisdiction
26 of said body. However, the court or body shall apply the provisions of this
27 Act—specifically the definitions of "Actual Contribution," "Joint Industry,"
28 and the "Prima Facie Presumption of Equality"—to the extent that such
29 application does not violate the prohibition against the retroactive
30 application of penal laws or impair vested rights.

31 (b) **Recognition of Prior Documentation.** — Agreements, affidavits, or
32 declarations of cohabitation executed by same-sex partners prior to the
33 enactment of this Act shall be recognized as valid evidence of property
34 intent. Parties may, at their option, register these existing documents with
35 the Local Civil Registrar or a competent government agency to formally
36 update their records in accordance with the new system.

37 (c) **Notice to Creditors.** — In cases where a property is currently registered in
38 the name of only one partner, the non-titled partner may file a "Notice of
39 Claim of Co-ownership" with the Registry of Deeds where the property is
40 located. This filing shall serve as a protective measure to notify

1 prospective buyers or creditors of the existence of a co-ownership interest
2 under this Act, provided that the claimant submits sufficient proof of joint
3 contribution as defined in Section 3(c).

4 (d) **Prescriptive Period for Existing Unions.** — For unions that have already
5 ceased cohabitation before the effectivity of this Act, the ten-year period
6 within which to file an action for partition, as provided in Section 9(d), shall
7 be reckoned from the date of the effectivity of this Act.

8 **SEC. 14. Separability Clause.** — If any provision of this Act is declared unconstitutional,
9 the remainder of the Act shall remain in full force and effect.

10 **SEC. 15. Repealing Clause.** — All laws, executive orders, rules, and regulations
11 inconsistent with this Act are hereby repealed or modified accordingly.

12 **SEC. 16. Effectivity.** — This Act shall take effect fifteen (15) days after its publication in
13 the Official Gazette or in two (2) newspapers of general circulation.

Approved,