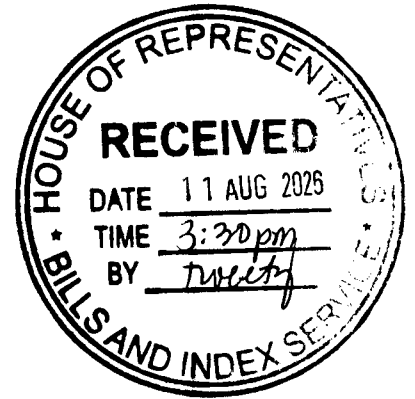




Republic of the Philippines
House of Representatives
Quezon City, Metro Manila

Twentieth Congress
Second Regular Session



HOUSE BILL NO. 10716

Introduced by **REPRESENTATIVE KATRINA REIKO CHUA - TAI**

EXPLANATORY NOTE

Housing is a fundamental component of human dignity, family security, and social equality. The Constitution recognizes the obligation of the State to promote social justice and undertake, in cooperation with the private sector, a continuing program of urban land reform and housing that shall make available at affordable cost decent housing and basic services to underprivileged and homeless citizens.

For countless Filipino families, the dream of owning a home is a cornerstone of stability, dignity, and belonging. Yet, soaring land prices, rising construction costs, modest incomes, and unequal access to financing have placed this dream out of reach for many. As a result, a growing number of Filipinos rely on rental housing, holding onto hope for the day they can finally call a place their own.

Based on the Philippine Statistics Authority's 2022 Annual Poverty Indicators Survey, 9.5 percent of Filipino families rented their occupied house or room, including the lot, with rental dependence significantly higher in urban areas at 16 percent. These figures demonstrate that rental housing is a critical component of the country's housing system, particularly in areas where housing affordability remains a major challenge.

Despite its vital role, the residential rental sector lacks a strong regulatory backbone to ensure fairness, transparency, and accountability. Too often, tenants grapple with uncertain leases, confusing agreements, unfair practices, and little knowledge of government housing options. At the same time, responsible landlords need clear rules that safeguard their rights and foster the growth of quality rental homes.

This measure acknowledges that renting should never be a lifelong barrier for Filipino families striving for homeownership. It lays down a robust regulatory foundation for the rental housing industry and opens a clear path for qualified renters to move toward owning a home.

By amending Republic Act No. 11201, the Department of Human Settlements and Urban Development shall be empowered to lead rental housing policy, regulation, monitoring, and coordination. The Rental Housing Regulatory Authority within DHSUD shall ensure the effective implementation of rental housing standards and the administration of the National Rental Housing Registry.

The Rental-to-Homeownership Transition Program shall establish a coordinated mechanism among DHSUD, the National Housing Authority, Social Housing Finance Corporation, National Home Mortgage Finance Corporation, Pag-IBIG Fund, Local Government Units, and legitimate Homeowners Associations. Through this partnership, qualified renters shall receive assistance, housing counseling, financing referrals, and access to available housing opportunities.

The bill further provides for the automatic referral and inclusion of qualified tenants into the official applicant registry and waiting lists of applicable government housing programs, subject to existing eligibility requirements, prioritization criteria, availability of housing units, and government resources. This mechanism promotes fairness by ensuring that renters who have demonstrated genuine housing needs are recognized and connected to available government programs.

This measure champions social equality by making homeownership accessible not just to those with instant financial means, but to all, through fair, transparent, and inclusive government programs.

By setting clear rules for rental housing and paving a way from renting to owning, this bill reaffirms the State's promise that every Filipino family can truly experience the security, dignity, and stability of a home to call their own.

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


KATRINA REIKO CHUA-TAI

- (c) Establish a fair, transparent, and accountable regulatory framework for the residential rental housing industry;
- (d) Protect the rights and welfare of both tenants and legitimate landlords;
- (e) Prevent exploitation and abusive rental practices affecting families who are unable to immediately purchase their own homes;
- (f) Encourage responsible private sector participation in rental housing development;
- (g) Create a pathway for qualified renters to transition toward homeownership through government housing programs; and
- (h) Strengthen coordination among national government agencies, local government units, and legitimate homeowners associations in delivering housing opportunities.

SEC. 3. ***Amendment to Republic Act No. 11201.*** - Republic Act No. 11201, otherwise known as the "Department of Human Settlements and Urban Development Act," is hereby amended by expanding the mandate of the Department of Human Settlements and Urban Development (DHSUD) to include the regulation, development, and monitoring of the residential rental housing sector.

The DHSUD shall have the authority to:

- (a) Establish national policies, standards, and regulations governing residential rental housing;
- (b) Create and maintain a National Rental Housing Registry;
- (c) Develop mechanisms for rental property registration and monitoring;
- (d) Protect tenants and promote responsible landlord practices;

- 1 (e) Establish and implement a Rental-to-Homeownership Transition Program;
- 2 (f) Coordinate the referral and inclusion of qualified tenants into applicable government
- 3 housing programs; and
- 4 (g) Perform such other functions necessary to achieve the objectives of this Act.

5 SEC. 4. ***Creation of the Rental Housing Regulatory Authority.*** - There is hereby created

6 within the DHSUD the Rental Housing Regulatory Authority (RHRA).

7 The RHRA shall serve as the specialized office responsible for implementing rental

8 housing regulation, monitoring compliance, maintaining the rental registry, and administering

9 rental housing transition programs.

10 The RHRA shall be headed by an official designated by the DHSUD Secretary.

11 SEC. 5. ***Powers and Functions of the RHRA.*** - The RHRA shall:

- 12 (a) Establish rental housing standards;
- 13 (b) Register residential rental properties;
- 14 (c) Maintain the National Rental Housing Registry;
- 15 (d) Monitor rental housing conditions and market trends;
- 16 (e) Develop standard rental agreement guidelines;
- 17 (f) Facilitate rental dispute resolution;
- 18 (g) Monitor compliance with rental housing regulations;
- 19 (h) Administer the Rental-to-Homeownership Transition Program;
- 20 (i) Coordinate with government housing agencies; and

(j) Perform related functions necessary for the effective implementation of this Act.

SEC. 6. **National Rental Housing Registry.** - The DHSUD, through the RHRA, shall establish and maintain a National Rental Housing Registry containing:

- (a) Registered rental properties;
- (b) Property ownership information;
- (c) Rental rates and lease information;
- (d) Basic housing condition information;
- (e) Registered tenants, subject to the Data Privacy Act;
- (f) Qualified tenants seeking housing transition assistance; and
- (g) Other information necessary for housing planning and policy development.

SEC. 7. **Registration of Rental Properties.** - All residential properties offered for rent shall be registered through mechanisms established by the DHSUD in coordination with LGUs.

Registration shall include:

- (a) Property ownership information;
- (b) Location and description;
- (c) Rental rate;
- (d) Occupancy information;
- (e) Basic safety and habitability compliance; and
- (f) Other requirements prescribed by the RHRA.

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SEC. 8. *Rental Housing Standards and Agreements.* - The RHRA shall establish minimum standards for:

- (a) Safety;
- (b) Sanitation;
- (c) Habitability;
- (d) Maintenance; and
- (e) Fair rental practices.

The DHSUD shall develop standard rental agreement guidelines providing for:

- (a) Rental amount;
- (b) Lease duration;
- (c) Security deposit provisions;
- (d) Maintenance obligations;
- (e) Termination procedures;
- (f) Rights and obligations of parties; and
- (g) Dispute resolution mechanisms.

SEC. 9. *Protection of Tenants.* - Tenants shall have the right to:

- (a) Safe and habitable housing;
- (b) Written rental agreements;

- (c) Peaceful enjoyment of leased premises;
- (d) Due process before eviction;
- (e) Return of security deposits subject to lawful deductions;
- (f) Protection against abusive rental practices; and
- (g) Access to housing transition programs.

SEC. 10. ***Protection of Landlords.*** - The State shall recognize the legitimate rights of landlords, including:

- (a) Receipt of lawful rental payments;
- (b) Protection of property investments;
- (c) Enforcement of reasonable property rules;
- (d) Recovery of damages caused by tenants; and
- (e) Participation in incentives for compliant rental housing providers.

SEC. 11. ***Rental-to-Homeownership Transition Program.*** - The DHSUD, in coordination with concerned government agencies, shall establish the Rental-to-Homeownership Transition Program.

- The Program shall assist qualified tenants through:
- (a) Identification and assessment of renter families;
 - (b) Housing counseling;
 - (c) Financial literacy programs;

- (d) Assistance in housing applications;
- (e) Access to housing financing;
- (f) Matching with available housing projects; and
- (g) Monitoring of housing application status.

SEC. 12. *Automatic Referral and Inclusion in Government Housing Programs.* -

Qualified tenants registered under the National Rental Housing Registry who signify their intention to acquire permanent housing shall be automatically referred and included in the official applicant registry and waiting list of applicable government housing programs.

Such referral and inclusion shall:

- (a) Be subject to existing eligibility requirements;
- (b) Follow government housing prioritization criteria;
- (c) Depend on availability of housing units and financing resources; and
- (d) Not impair the rights of other qualified applicants.

The DHSUD shall establish an integrated referral and monitoring mechanism with government housing agencies.

SEC. 13. *Coordinated Implementation Mechanism.* - The implementation of this Act shall be undertaken through coordinated action among the following:

Department of Human Settlements and Urban Development (DHSUD)

The DHSUD shall:

- (a) Serve as lead policy and coordinating agency;

- (b) Regulate the rental housing sector;
- (c) Manage the National Rental Housing Registry;
- (d) Monitor implementation; and
- (e) Coordinate the Rental-to-Homeownership Transition Program.

National Housing Authority (NHA)

The NHA shall:

- (a) Provide access to socialized housing projects;
- (b) Manage qualified beneficiaries for NHA housing programs; and
- (c) Identify available housing units.

Social Housing Finance Corporation (SHFC)

The SHFC shall:

- (a) Provide community-based housing programs;
- (b) Support social housing finance initiatives; and
- (c) Assist organized communities seeking homeownership.

National Home Mortgage Finance Corporation (NHMFC)

The NHMFC shall:

- (a) Provide mortgage-backed housing financing programs;
- (b) Support affordable housing finance mechanisms; and
- (c) Assist qualified applicants in accessing mortgage financing.

Home Development Mutual Fund (Pag-IBIG Fund)

Pag-IBIG Fund shall:

- (a) Provide housing loan opportunities;
- (b) Facilitate end-user financing; and
- (c) Assist qualified renters transitioning to homeowners.

Local Government Units (LGUs)

LGUs shall:

- (a) Validate renter information;
- (b) Identify qualified beneficiaries;
- (c) Maintain local housing inventories;
- (d) Assist in rental registration;
- (e) Support enforcement and monitoring; and
- (f) Facilitate local housing programs.

Legitimate Homeowners Associations

Recognized homeowners associations shall:

- (a) Assist in community integration;
- (b) Disseminate housing information;
- (c) Identify available housing opportunities;
- (d) Support community development; and
- (e) Coordinate with government housing agencies.

SEC. 15. **Rental Dispute Resolution.** - The RHRA, in coordination with LGUs, shall establish accessible mediation mechanisms for rental disputes.

SEC. 16. **Prohibited Acts.** - The following shall be prohibited:

- (a) Operating unregistered rental properties;

- (b) Providing false registration information;
- (c) Unlawful eviction;
- (d) Fraudulent rental transactions;
- (e) Exploitation of tenants; and
- (f) Circumvention of housing transition mechanisms.

SEC. 17. **Penalties.** - Violations of this Act shall be subject to administrative fines, suspension or cancellation of registration, civil liability, and other penalties provided by law.

SEC. 18. **Appropriations.** - The amount necessary for the implementation of this Act shall be charged against the current appropriations of DHSUD and concerned housing agencies.

Thereafter, such amounts as may be necessary shall be included in the annual General Appropriations Act.

SEC. 19. **Implementing Rules and Regulations.** - Within ninety (90) days from effectivity of this Act, DHSUD, together with NHA, SHFC, NHMFC, Pag-IBIG Fund, LGUs, legitimate homeowners associations, and other stakeholders, shall promulgate the implementing rules and regulations.

SEC. 20. **Separability Clause.** - If any provision of this Act is declared unconstitutional or invalid, the remaining provisions shall remain in full force and effect.

SEC. 21. **Repealing Clause.** - All laws, rules, regulations, and issuances inconsistent with this Act are hereby repealed or modified accordingly.

SEC. 22. **Effectivity.** - This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in at least two (2) newspapers of general circulation.

Approved,