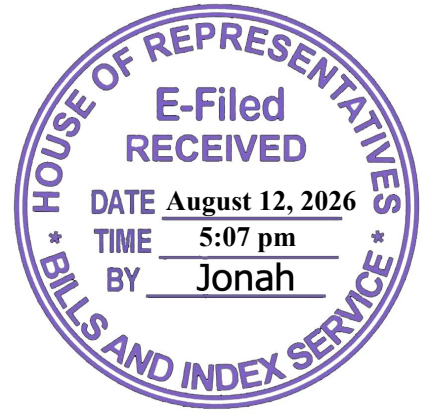


Republic of the Philippines  
**HOUSE OF REPRESENTATIVES**  
Batasan Hills, Quezon City

**TWENTIETH CONGRESS**  
Second Regular Session

**HOUSE BILL NO. 10758**



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Introduced by **REP. ALFREDO "ALBEE" B. BENITEZ**

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**AN ACT EXTENDING THE SIX PERCENT REAL PROPERTY TAX CAPPING PERIOD AND THE TAX AMNESTY PERIOD TO FOUR YEARS UNDER REPUBLIC ACT NO. 12001, OTHERWISE KNOWN AS THE "REAL PROPERTY VALUATION AND ASSESSMENT REFORM ACT", AMENDING FOR THE PURPOSE SECTIONS 29 AND 30 THEREOF**

**EXPLANATORY NOTE**

Republic Act No. 12001, also known as the Real Property Valuation and Assessment Reform Act (RPVARA), was borne out of the need to optimize the government's real property tax collection.

Aside from promoting a nationally consistent real property valuation based on international standards and the market value as single base for tax assessment, it also mandates the development and maintenance of a comprehensive, up-to-date electronic database of real property transactions.

Notably, it improves revenue generation at the local level, further enhancing local government units' capacity to pursue projects and programs which are responsive to the needs of their constituents.

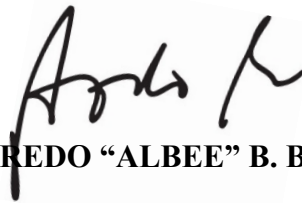
The transition period, however, provided in the RPVARA may be too short. Concerns have been raised regarding the need to further study its impacts beyond property valuation, such as its possible effects on housing affordability, economic competitiveness, and property ownership, to name a few.

With the transition period having already lapsed, the policy status quo could do more harm than good.

Under the directive of President Marcos Jr. in his fourth Legislative-Executive Development Advisory Council (LEDAC) to ease the financial burden of the public, including private property owners and businesses, this measure proposes to extend the six percent real property tax capping period and the tax amnesty period to four years, to avoid the abrupt

additional property costs and allow for smoother and gradual transition to the new valuation system.

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



ALFREDO "ALBEE" B. BENITEZ

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

**SECTION 1.** Section 29 of Republic Act No. 12001 is hereby amended to read as follows:

“SEC. 29. *Transitory Guidelines.* x x x

For the [~~first year~~] **FIRST FOUR (4) YEARS** of effectivity of the approved SMV in accordance to this Act, any increase in real property taxes shall be limited to a maximum of six percent (6%) of the real property taxes assessed on such properties prior to the effectivity of this Act: *Provided*, That the cap shall be applicable to each type of real property tax, including Special Education Fund, idle land tax, and other special levies in real property: *Provided, further*, That the LGU may enact an ordinance to impose a cap on the increase in real property taxes for the succeeding years.

x x x”

**SEC. 2.** Section 30 of the same Act is hereby amended to read as follows:

“SEC. 30. *Grant of Tax Amnesty on Real Property Taxes and Special Levies on Real Property.* x x x

There is hereby granted a real property tax amnesty which shall cover penalties, surcharges, and interests from all unpaid real property taxes, including Special Education Fund, idle land tax, and other special levy taxes, prior to the effectivity of this Act: *Provided*, That the real property tax amnesty hereby authorized and granted can only be availed within a period of [~~two (2)~~] **FOUR (4)** years after the effectivity of this Act.

x x x”

**SEC. 3. *Separability Clause.*** – If any provision of this Act is declared unconstitutional, the remainder not affected thereby shall remain in full force and effect.

**SEC. 4. *Repealing Clause.*** – All laws, decrees, orders, rules, and regulations or parts thereof inconsistent with this Act are hereby repealed or modified accordingly.

**SEC. 5. *Effectivity.*** – This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation.

Approved,