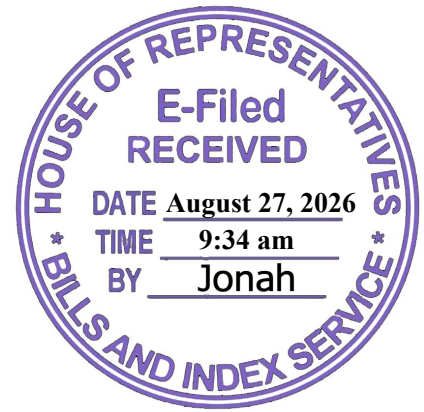


Republic of the Philippines
HOUSE OF REPRESENTATIVES
Quezon City

TWENTIETH CONGRESS
Second Regular Session

HOUSE BILL NO. 11001



Introduced by: **REP. SALVADOR A. PLEYTO, SR.**

EXPLANATORY NOTE

Republic Act No. 12001, otherwise known as the "Real Property Valuation and Assessment Reform Act" (RPVARA), was enacted to effectively establish a uniform, transparent, and equitable real property valuation system across the Philippines. This law centralizes valuation standards and implements a definitive framework for adopting the Schedule of Market Values (SMV). By doing so, it decisively eliminates arbitrary property assessments, strengthens local revenue generation, and guarantees a predictable environment for real property transactions.

However, implementation since its passage has revealed structural gaps in specific procedural timelines, administrative coordination, and local governance adaptability.

This amendatory bill addresses these practical hurdles by strengthening BLGF oversight, establishing clear fallback mechanisms for SMV approval, refining tax relief parameters, and providing a realistic transition period for capacity-constrained LGUs.

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


SALVADOR A. PLEYTO, SR.

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HOUSE BILL NO. 11001

Introduced by: **REP. SALVADOR A. PLEYTO, SR.**

AN ACT AMENDING SECTIONS 15, 19, 30, AND 31 OF REPUBLIC ACT NO. 12001, OTHERWISE KNOWN AS THE “REAL PROPERTY VALUATION AND ASSESSMENT REFORM ACT”

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

SECTION 1. Section 15 of Republic Act No. 12001, otherwise known as the “Real Property Valuation and Assessment Reform Act” (RPVARA), is hereby amended to read as follows:

“SEC. 15. *Preparation of the Schedule of Market Values.* —

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“The preparation of the SMVs shall be completed within **TWENTY FOUR (24)** [twelve (12)] months following **THE EFFECTIVITY OF THE IMPLEMENTING RULES AND REGULATIONS PROMULGATED PURSUANT TO SECTION 36 OF THIS ACT** [the notice from the BLGF to all local assessors to submit their proposed SMVs]. Two (2) mandatory public consultations shall be conducted within sixty (60) days before the submission by the local assessor of the SMV. All provincial, city, and municipal assessors shall publish the proposed SMVs for at least two (2) weeks prior to the public consultation and hearing, on the official website of the LGU concerned, as well as post in two (2) conspicuous places in the provincial capitol, city hall, or municipal hall, as the case may be.

After public consultation and completion of the proposed SMV, the local assessor shall submit the proposed SMV to the BLGF Regional Office, and within forty-five (45) days from receipt thereof, the BLGF Regional Office shall review and endorse the same to the head of the BLGF: *Provided, That*

in the case of cities and the lone municipality within Metropolitan Manila Area, the proposed SMV shall be submitted to and reviewed by the BLGF Central Office. The head of the BLGF shall review and endorse the proposed SMV within thirty (30) days from receipt thereof to the Secretary of Finance.”

SEC. 2. Section 19 of Republic Act No. 12001 is hereby amended to read as follows:

“SEC 19. *Updating of the Schedule of Market Values.* — All provincial assessors, together with the municipal assessors and the city assessors, including the lone municipal assessor within the Metropolitan Manila Area and the assessor of the PHIVIDEC Industrial Authority, shall update their respective SMVs within **THREE (3)** [two (2)] years from the **EFFECTIVITY OF THE IMPLEMENTING RULES AND REGULATIONS OF** this Act. LGUs shall update the SMVs and conduct general revision of property assessments and classifications every three (3) years thereafter. The BLGF shall prepare the schedule for the updating of the SMVs in all provinces and cities, including the municipality within the Metropolitan Manila Area and areas under the PHIVIDEC Industrial Authority.

xxx”

SEC. 3. The first and second paragraphs of Section 30 of Republic Act No. 12001 are hereby amended to read as follows:

“SEC. 30. *Grant of Tax Amnesty on Real Property Taxes and Special Levies on Real Property.* — 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 **THREE (3)** [two (2)] years after the effectivity **OF THE IMPLEMENTING RULES AND REGULATIONS** of this Act.

This relief may be availed by a delinquent property owner with the option of one-time payment or installment payment of the delinquent real property taxes within **THREE (3)** [two (2)] years from the effectivity **OF THE IMPLEMENTING RULES AND REGULATIONS** of this Act.”

SEC. 4. Section 31 of Republic Act No. 12001 is hereby amended to read as follows:

“SEC. 31. *Saving Clause.* — The zonal values, as determined by the BIR and approved by the Secretary of Finance for internal revenue tax purposes, together with the municipal assessors, and the city assessors, including the lone municipal assessor in Metropolitan Manila Area and the

assessor of the PHIVIDEC Industrial Authority, shall continue to be in force and effect until repealed, superseded, modified, revised, set aside, or replaced by the values provided under the new SMVs as approved in accordance with Section 16 of this Act, which shall be within **THREE (3)** [two (2)] years upon the effectivity **OF THE IMPLEMENTING RULES AND REGULATIONS** of this Act: Provided, That the PHIVIDEC Industrial Authority, pursuant to Section 4(h) of Presidential Decree No. 538, shall continue to levy, assess, and collect real property taxes on real properties within its jurisdiction.”

SEC. 5. Separability Clause. — If any provision or part of this Act is declared unconstitutional or invalid, the remaining parts or provisions not affected shall remain in full force and effect.

SEC. 6. Repealing Clause. — All laws, executive orders, presidential decrees, administrative rules and regulations, or parts thereof inconsistent with the provisions of this Act are hereby repealed, amended, or modified accordingly.

SEC. 7. Effectivity. — This Act shall take effect fifteen (15) days after its publication in the Official Gazette or in two (2) newspapers of general circulation.

Approved,