

CONGRESS OF THE PHILIPPINES }
First Regular Session

HOUSE OF REPRESENTATIVES

H. No. 2759

INTRODUCED BY CONGRESSMEN ZUBIRI, JR., FUGOSO, MONFORT, ISIDRO, OCAMPO, LOPEZ (J.), BAGATSING (R.) JR., BAGATSING (A.), MATHAY, JR., CONGRESSWOMAN COSETENG, CONGRESSMEN GARCIA (P.), SARTE, SATOR, CAINGLET, RAMIREZ, CONCEPCION, JR., ESPINOSA (T.), LAGMAN, PONCE DE LEON, LORETO, MATTI, PUZON, RIVERA, JR., VELOSO, JOSON, JR., ABAYA, CERILLES AND SERAPIO, PER COMMITTEE REPORT NO. 22

AN ACT EXTENDING THE EFFECTIVITY OF BATAS PAMBANSA BLG. 877, OTHERWISE KNOWN AS THE "NEW RENT CONTROL LAW" FOR A PERIOD OF THREE (3) YEARS FROM ITS DATE OF EXPIRATION ON DECEMBER 31, 1987

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

- 1 SECTION 1. It is the policy of the State to establish a
- 2 just and equitable balance between the interests of lessors
- 3 and lessees by taking into consideration the existing social
- 4 and economic situation, and for this reason, it shall for-
- 5 mulate policies and adopt measures that will ensure a fair
- 6 balancing of the conflicting interests at an acceptable com-
- 7 promise to both.

1 SEC. 2. Pending the effectivity of the new rates pre-
2 scribed by this Act, no lessor shall increase the prevailing
3 rates of rentals, violation of which shall be subject to the
4 penalties provided by this Act.

5 SEC. 3. Section 1 of Batas Pambansa Blg. 877 is hereby
6 amended to read as follows:

7 "SECTION 1. *Monthly Rentals and Maximum Increases.*
8 - Beginning [July 1, 1985] JANUARY 1, 1988 and for a
9 duration of [two and a half] THREE years thereafter ending
10 December 31 [1987] 1990, monthly rentals of all residential
11 units not exceeding [four hundred eighty (P480)] EIGHT
12 HUNDRED (P800) pesos shall not be increased by the
13 lessor by more than the rates herein provided:

<i>Period</i>	<i>Maximum Increase</i>
"[July 1, 1985 to December 31, 1985]	
JANUARY 1, 1988 TO DECEMBER 31, 1988 [10]	20 percent
"[January 1, 1986 to December 31, 1986]	
JANUARY 1, 1989 TO DECEMBER 31, 1989	20 percent
"[January 1, 1987 to December 31, 1987]	
JANUARY 1, 1990 TO DECEMBER 31, 1990	20 percent

21 The increases authorized herein shall be cumulative and
22 compounded."

23 SEC. 4. This Act shall take effect upon its approval.

24 Approved,