



HOUSE OF REPRESENTATIVES

H. No. 5618

BY REPRESENTATIVES CERILLES, ABAYA, CHUNGALAO, GARAY, DIMAPORO,
VALDEZ, GONZALES (N.), DE GUZMAN, AGBAYANI, VELARDE AND
ROMULO, PER COMMITTEE REPORT NO. 1567

AN ACT AUTHORIZING THE ISSUANCE OF FREE PATENT TITLE FOR RESIDENTIAL LAND

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

- 1 SECTION 1. *Application.* – Any Filipino citizen may apply for a Free
2 Patent Title for residential land under this Act subject to the following area
3 specifications:
- 4 (a) That in highly urbanized cities, the residential land should not
5 exceed two hundred (200) square meters;
- 6 (b) That in all other cities, the residential land should not exceed five
7 hundred (500) square meters;
- 8 (c) That in first class and second class municipalities, the residential
9 land should not exceed seven hundred fifty (750) square meters; and
- 10 (d) That in all other municipalities, the residential land should not
11 exceed one thousand (1,000) square meters: *Provided*, That the land applied
12 for is not needed for public service and/or public use.

1 SEC. 2. *Coverage.* – All residential lands that are zoned as a residential
2 area, including town sites as defined under the Public Land Act, are covered
3 under this Act: *Provided*, That none of the provisions of Presidential
4 Decree No. 705 or the Revised Forestry Code of the Philippines shall be
5 violated.

6 SEC. 3. *Documentation.* – The application on the land applied for
7 should be supported by a map and technical description of the land applied for,
8 together with supporting affidavit of two (2) disinterested persons who are
9 residing in the barangay of the city or municipality where the land is located,
10 attesting to the truth of the facts contained in the application to the effect that
11 the applicant thereof has, either by himself or through his predecessor-in-
12 interest, actually resided on and continuously possessed and occupied, under a
13 *bona fide* claim of acquisition of ownership, the land applied for at least ten
14 (10) years and has complied with the requirements prescribed in Section 1
15 hereof.

16 SEC. 4. *Exemption.* – The restriction imposed by the provision of
17 Chapter XIV, Title VI of Commonwealth Act No. 141 or the Public Land Act,
18 as amended, shall not apply to patents issued under this Act.

19 SEC. 5. *Promulgation.* – The Director of the Land Management
20 Bureau of the Department of Environment and Natural Resources (DENR)
21 shall promulgate such rules and regulations to carry out the provisions of this
22 Act.

23 SEC. 6. *Application Process.* – All applications should be filed
24 immediately after the effectivity of this Act before the Community
25 Environment and Natural Resources Office (CENRO) of the DENR and the
26 CENRO is mandated to process the application within one hundred and twenty
27 (120) days to include the legal notices and other legal requirements, and the
28 Provincial Environment and Natural Resources Office (PENRO) is given five
29 (5) days to issue the patent.

1 SEC. 7. *Separability Clause.* – If, for any reason or reasons, any part or
2 parts of this Act shall be declared unconstitutional or invalid by any competent
3 court, other parts or provisions hereof not affected thereby shall continue to be
4 in full force and effect.

5 SEC. 8. *Repealing Clause.* – All laws, decrees, executive orders,
6 executive issuances or letters of instruction, rules and regulations or any part
7 thereof inconsistent with or contrary to the provisions of this Act are hereby
8 deemed repealed, amended or modified accordingly.

9 SEC. 9. *Effectivity Clause.* – This Act shall take effect fifteen (15) days
10 after its publication in two (2) national newspapers of general circulation.

Approved,

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