

Republic of the Philippines
HOUSE OF REPRESENTATIVES
Constitution Hills, Quezon City

SEVENTEENTH (17TH) CONGRESS
First Regular Session



House Bill No. 4010

Introduced by Representative ERIC L. OLIVAREZ

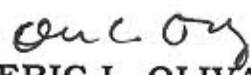
EXPLANATORY NOTE

The Rent Control Law aims to protect the housing lessees from unconscionable rent increases. It is of outmost importance to continuously shield the public from abusive lessors, ensure affordable housing in the Philippines and protect tenants from arbitrary ejectment.

House Resolution 2539 was passed on November 12, 2015 enjoining the HOUSING AND DEVELOPMENT COORDINATING COUNCIL (HUDCC) to conduct a review of the implementation of Republic Act 9653 and submit to Congress its recommendation on the propriety of extending the rental regulation.

However, a resolution does not have the force and effect of amending a statute. Hence this bill is being submitted to amend section 4 of Republic Act 9653 to extend the effectivity of the Rent Control Law from December 31, 2016 to December 31, 2019.

In view of the foregoing, the undersigned earnestly prays for the approval of this bill.


ERIC L. OLIVAREZ

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AN ACT EXTENDING THE EFFECTIVITY OF REPUBLIC ACT 9653 OTHERWISE KNOWN AS RENT CONTROL ACT OF 2009 OR "AN ACT ESTABLISHING REFORMS IN THE REGULATION OF RENT OF CERTAIN RESIDENTIAL UNITS, PROVIDING THE MECHANISMS THEREFOR AND FOR OTHER PURPOSES"

SECTION 1: This Act shall be known as the "RENT CONTROL ACT OF 2016".

SECTION 2: Section 4 of the Republic Act No. 9653 is hereby amended as follows:

"Sec. 4. Limit on Increases in Rent. – For a period of one (1) year from its effectivity, no increase shall be imposed upon the rent of any residential unit covered by this Act: Provided, that after such period until December 31, 2019, the rent of any residential unit covered by this Act shall not be increased by more than seven (7%) annually as long

as the unit is occupied by the same lessee: Provided, further, That when the residential unit becomes vacant, the lessor may set the initial rent for the next lessee: Provided, however, That in the case of boarding houses, dormitories, rooms and bedspaces offered for rent to students, no increase in rental more than once per year shall be allowed."

SECTION 3: Repealing Clause - All laws, decrees, rules and regulations inconsistent with the provisions of this Act are hereby repealed or amended accordingly.

SECTION 4: Effectivity - This Act shall immediately take effect following its publication in at least two (2) newspapers of general circulation and in the Official Gazette

APPROVED.