



WHAT LANDS MAY BE ISSUED A TITLE?

- Lands that have been identified and zoned as residential through local government ordinances and not needed for public service and/or use
- Residential lands within areas zoned as mixed residential and commercial or mixed residential and industrial
- Depending on the municipality/city class and size
 - 200 square meters - highly urbanized areas
 - 500 square meters - other cities
 - 750 square meters - 1st/2nd class municipalities
 - 1000 square meters - other municipalities

Note: the 1,000 sq. m. limitation applies to all other municipalities not classified as first or second class
- The application for RA 10023 should be supported by a certification from the municipal/city planning officer that the applied for lot is within the residential or mixed used zone

ABOUT FEF

The Foundation for Economic Freedom is a public advocacy organization dedicated to advancing the cause of economic and political liberty, good governance, secure and well-defined property rights, and market-oriented reforms.

ABOUT TAF

The Asia Foundation is a nonprofit international development organization committed to improving lives across a dynamic and developing Asia.

ABOUT SYCIP LAW

SyCip Salazar Hernandez & Gatmaitan (SyCipLaw), founded in 1945, is the largest law firm in the Philippines. Although its work centers on business activity, the firm has offered a broad and integrated range of legal services that cover such areas as family relations, constitutional issues, and other matters of law unrelated to commerce.

ABOUT THOMSON REUTERS FOUNDATION

The Thomson Reuters Foundation is a global leader in supporting free, independent journalism, human rights, women's empowerment and the rule of law. TrustLaw is the Thomson Reuters Foundation's global pro bono legal programme. It connects high-impact NGOs and social enterprises working to create social and environmental change with the best law firms and corporate legal teams to provide them with free legal assistance.

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RESIDENTIAL FREE PATENT

Republic Act No. 10023



Fewer requirements. Faster processing. Secured right to property!

WHAT IS THE RESIDENTIAL FREE PATENT ACT?

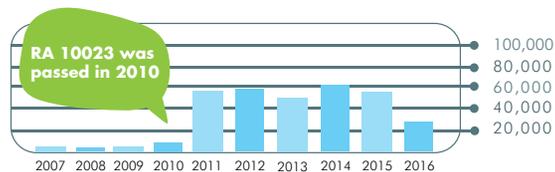
- Implemented on March 9, 2010
- Authorizes the Department of Environment and Natural Resources (DENR) to issue a land title on residential lands directly to every qualified Filipino without a land title
- Removes the need for long, tiresome and expensive court processes to gain legal rights over the land occupied and cultivated for at least 10 years

WHAT ARE THE BENEFITS THAT I WILL ENJOY FROM HAVING A TITLE OVER MY LAND?

- You will own the land you occupy PERMANENTLY!
- Your rights to the land will be secured by a legal document and protected by the government
- You can use your land for sale, lease or collateral for loans

REMOVAL OF RESTRICTIONS

- There are no prohibitions on sale or mortgage!



Number of Residential Free Patents issued from 2007-2016

ELIGIBILITY

You are eligible to apply for a Residential Free Patent if:

- You are a Filipino citizen;
You are an heir of a deceased applicant;
You are a minor (below 18 years old) and represented by a legal guardian;
- You have been an actual resident, occupying and possessing the lot being applied for at least 10 years prior to the filing of application



Only one application is allowed per applicant

REQUIREMENTS

- DENR-approved survey plan (conducted by a licensed Geodetic Engineer)
- Technical Description of the lot being applied for
- Simplified sketch of the land showing adjacent lots, corners and natural or man-made features
- Supporting affidavit of two disinterested persons who are residing in the barangay where the lot being applied for is located
- Certification from the Regional Trial Court stating that there is no pending land registration case filed in court on the land subject of the patent application

PROCESS

- The Community Environment and Natural Resources Office (CENRO) processes a completed free patent application within 120 days then forwards it to the Provincial Environment and Natural Resources Office which has 5 days to approve or disapprove the application
- If disapproved, ask for legal assistance

WHERE TO APPLY?

- Go to the nearest DENR CENRO
- For lots within National Capital Region (NCR), go to DENR Regional Office - NCR

#ResidentialFreePatent