

NATIONAL HUMAN SETTLEMENTS BOARD

RESOLUTION NO. 2020-04

EXTENDING THE RENT CONTROL FROM JANUARY 1, 2021 TO DECEMBER 31, 2021

WHEREAS, Republic Act No. 9653, otherwise known as the “Rent Control Act of 2009”, declares as a policy, that the State shall continue to protect housing tenants in the lower-income brackets and other beneficiaries from unreasonable rent increases as an integral part of its continuing program of encouraging the development of affordable housing;

WHEREAS, Section 6 of Republic Act No. 9653 authorizes the Housing and Urban Development Coordinating Council (HUDCC), now the Department of Human Settlements and Urban Development (DHSUD), to continue the regulation of the rental of certain residential units, determine the period of regulation and its subsequent extensions if warranted, determine the residential units covered, and adjust the allowable limit on rental increases per annum, taking into consideration, among others, the National Statistics Office (now Philippine Statistics Authority) census on rental units, prevailing rental rates, the monthly inflation rate on rentals of the immediately preceding year, and rental price index;

WHEREAS, pursuant to the said authority granted under Republic Act No. 9653, the HUDCC then through Resolution No. 01, Series of 2015 extended the rental regulation until December 31, 2017, and under Resolution No. 01, Series of 2017, it further extended the same to December 31, 2020;

WHEREAS, in 2017, the HUDCC then engaged the Philippine Statistical Research and Training Institute (PSRTI) to undertake a technical rental study based on the 2015 Census of Population, which yielded the following findings:

1. A total of 1,752,801 renter families in 2015 representing 7.7% of the total 22,730,410 families; and
2. Of the 1.7 million renting families in the country, a total of 1,434,348 or 81.38% of the total renters are paying a rent of less than P4,000 a month; 278,791 or 15.91% of the total renters are renting P4,000 to P9,999 per month; and 38,656 or 2.26% are paying rent of P10,000 or more per month;

WHEREAS, based on the findings of the technical rental study, the Council, under Resolution No. 01, Series of 2017, resolved that for as long as the unit is occupied by the same lessee, the rent of any residential unit shall not be increased by:

1. More than two percent (2%) annually for those paying monthly rent ranging from ₱ 1.00 to ₱ 4,999.00;
2. More than seven percent (7%) for those paying monthly rent ranging from ₱ 5,000.00 to ₱ 8,999.00; and

3. More than eleven percent (11%) for those paying monthly rent ranging from ₱ 9,000.00 to ₱ 10,000.00;

WHEREAS, the succeeding Census on Population is only being undertaken this 2020, which could have been the basis for the new technical study and in coming up with the rental regulation, and in addition thereto, the imposition of quarantine and health measures brought about by the COVID-19 pandemic has prevented the conduct of a technical study for the appropriate implementation of the rental regulation;

WHEREAS, the COVID-19 pandemic has brought economic and financial difficulties to the country and its general populace, and the government, in order to alleviate the plight of millions of affected Filipinos, has imposed various measures granting financial assistance and payment reprieves and grace periods, including therewith the enactment of the Bayanihan Acts (I and II), or Republic Acts Nos. 11469 and 11494, not to mention the extension of the six-month State of Calamity throughout the Philippines from March 16, 2020 under Proclamation No. 929, Series of 2020 to another one year, or until September 12, 2021 under Proclamation No. 1021, Series of 2020;

WHEREAS, the continuation or extension of the rental regulation, which will afford protection to low-income renting families and ensure their tenure, aligns with the thrust of the government of providing assistance and protection to those more severely affected by the pandemic;

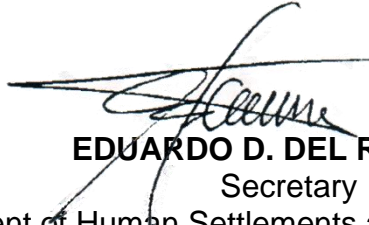
WHEREFORE, pursuant to the foregoing, the National Human Settlements Board hereby **RESOLVES**, as it is hereby **RESOLVED** to extend and continue the rental regulation for one (1) year, or until December 31, 2021, under the same terms and conditions provided under HUDCC Resolution No. 01, Series of 2017, that for as long as the unit is occupied by the same lessee, the rent of any residential unit shall not be increased by:

1. More than two percent (2%) annually for those paying a monthly rent ranging from ₱ 1.00 to ₱ 4,999.00;
2. More than seven percent (7%) for those paying a monthly rent ranging from ₱ 5,000.00 to ₱ 8,999.00; and
3. More than eleven percent (11%) for those paying a monthly rent ranging from ₱ 9,000.00 to ₱ 10,000.00;

PROVIDED, that when the residential unit becomes vacant, the lessor may set the initial rent for the next lessee, provided that in case of boarding houses, dormitories, rooms, and bed spaces offered for rent to students, no increase in rent more than once a year shall be allowed.

RESOLVED FURTHER, that rental regulation shall not apply to new residential units offered for lease, which will be constructed after the approval of this Resolution.

APPROVED,



EDUARDO D. DEL ROSARIO

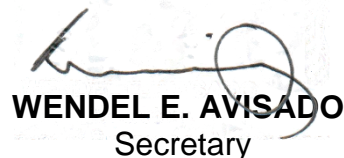
Secretary

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CARLOS G. DOMINGUEZ III

Secretary

Department of Finance



WENDEL E. AVISADO

Secretary

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MARK A. VILLAR

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KARL KENDRICK T. CHUA

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EDUARDO M. AÑO

Secretary

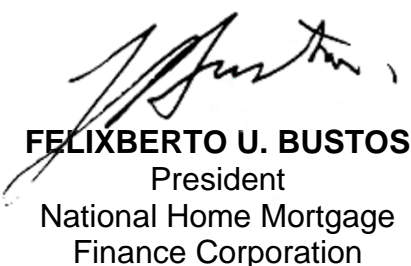
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President & CEO

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FELIXBERTO U. BUSTOS

President

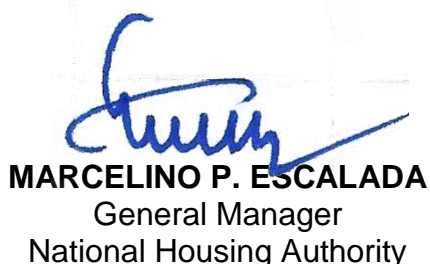
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ATTY. ARNOLFO RICARDO B. CABLING

President

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General Manager

National Housing Authority



ATTY. MELZAR P. GALICIA

Executive Commissioner

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