



Sangguniang Panglungsod

REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

ORDINANCE NO. 98-019

AN ORDINANCE GRANTING EXEMPTION IN THE PAYMENT OF TRANSFER TAXES TO REAL PROPERTY OWNERS WHO SHALL SELL, DONATE, OR OTHERWISE DISPOSED OF THEIR REAL PROPERTY TO THE CITY GOVERNMENT OF MUNTINLUPA FOR ITS RELOCATION AND SOCIALIZED HOUSING PROGRAM, AND TO URBAN POOR ASSOCIATIONS THROUGH THE COMMUNITY MORTGAGED PROGRAM OF THE NATIONAL HOME MORTGAGED FINANCE CORPORATION.

SPONSORED BY: Hon. Vicente Y. Chua
Hon. Jo Jason T. Alcaraz
Hon. Nicanor L. Echavez, MD
Hon. Raul R. Corro
Hon. Patricio L. Boncayao, Jr.
Hon. Lucio B. Constantino
Hon. Aldrin L. San Pedro
Hon. Bal Niefes
Hon. Victor L. Ulanday
Hon. Dante S. Almario
Hon. Elmer S. Espeleta
Hon. Reynaldo A. Abas, Jr.
Hon. Mario E. Bulay, Jr.
Hon. Artemio A. Simundac
Hon. Allan Rey A. Camilon

WHEREAS, Section 129 of the *Local Government Code* empowers local government units to create their own sources of revenue and in consonance therewith, to levy taxes, fees and charges;

WHEREAS, such a general grant of power to tax impliedly carries with it the grant of power to exempt;

WHEREAS, the *Revenue Code of the City of Muntinlupa* particularly Section 119 thereof, imposes a tax on the sale, donation, barter or any mode of transferring ownership or title of real property at the rate of fifty percent (50%) of one percent (1%) of the total consideration involved in the acquisition of the property or of the fair market value in case the monetary consideration involved is not substantial, whichever is higher;

WHEREAS, to promote active participation of the private sector in the socialized housing project of the City Government, it is imperative that incentives must be provided to those who will sell, donate, dispose of or otherwise transfer their holdings in favor of the City Government for its relocation and socialized housing program, and to Urban Poor Association through the Community Mortgage Program of the National Home Mortgage Finance Corporation;

NOW THEREFORE, BE IT ENACTED BY THE SANGGUNIANG PANLUNGSOD OF MUNTINLUPA THE FOLLOWING:

SECTION 1. Exemption from the payment of Transfer Taxes shall be granted to the seller, donor or grantor of the real property if it is made in favor of the City Government for its relocation and socialized housing program, or to Urban Poor Association through the Community Mortgage Program of the National Home Mortgage Finance Corporation.

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SECTION 2. To avail of this privilege, the landowner, seller, donor and grantor *shall be required to secure a certification from the City Urban Planning and Development Office* attesting to the fact that the property so disposed is situated within the area earlier *earmarked for socialized housing site*. The said certificate shall be presented to the City Assessor's Office for proper action/notation. Upon endorsement by the City Assessor's Office, it *shall be incumbent* upon the City Treasurer to issue a corresponding **Certificate of Exemption** to facilitate the documentation or registration of the transaction or disposition with the Registry of Deeds for the City of Muntinlupa.

SECTION 3. This transfer-tax exemption privilege shall not be applicable to transfers where there are existing liens and/or encumbrances annotated upon the title of the property sought to be transferred. However, the transferor may execute a sworn undertaking in favor of the City Government for the lifting or cancellation of the said lien or encumbrance within thirty (30) days from the execution date of the document for the transfer of the property. Failure of the transferor to effect such cancellation or lifting shall result to the transferor being held liable for the amount of the transfer tax otherwise previously exempted, in addition to the corresponding interest and penalties due thereon.

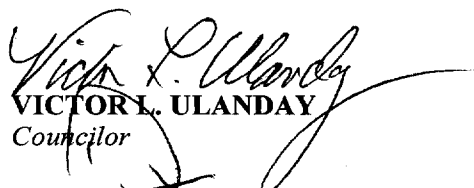
SECTION 4. The *Offices of the City Treasurer and the City Assessor* are hereby **mandated to adopt**, within **ten (10) days**, the necessary implementing guidelines/procedures **from the time of approval**, for the purpose of carrying out the specific intent of this Ordinance.


SECTION 5. This Ordinance shall take effect *ten (10) days* after completion of its publication in a newspaper of local circulation.

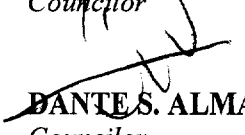
ENACTED, by the *Sangguniang Panlungsod of Muntinlupa* this 14th day of December 1998 on its 21st Regular Session

CONCURRED:

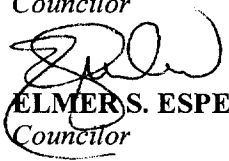

ALDRIN L. SAN PEDRO
Councilor



VICTOR L. ULANDAY
Councilor


Atty. RAUL R. CORRO
Councilor


DANTE S. ALMARIO
Councilor


Atty. JO JASON T. ALCARAZ
Councilor


ELMERS S. ESPELETA
Councilor


Atty. PATRICIO L. BONCAYAO, JR.
Councilor


REYNALDO A. ABAS, JR.
Councilor


BAL NIEVES
Councilor


LUCIO B. CONSTANTINO
Councilor



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Dr. NICANOR L. ECHAVEZ
Councilor

MARIO E. BULAY, JR.
Councilor

ARTEMIO A. SIMUNDAC
Sectoral Representative/Chairman
Association of Barangay Captains

ALLAN REY A. CAMILON
Sectoral Representative/Chairman
Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of this Ordinance.

NECITO M. GUICO
Secretary
SANGGUNIAN PANLUNGSOD

ATTESTED:

VICENTE Y. CHUA
Vice Mayor/Presiding Officer

APPROVED:

Atty. JAIME R. FRESNEDI
City Mayor
Date: 1-8-99

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