Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
23rd City Council

PR23CC-953

72nd Regular Session

RESOLUTION NO. SP-10753, S-2026

A RESOLUTION URGING THE CONGRESS OF THE PHILIPPINES TO AMEND REPUBLIC ACT NO. 12001, OTHERWISE KNOWN AS THE REAL PROPERTY VALUATION AND ASSESSMENT REFORM ACT (RPVARA), BY SUSPENDING ITS COLLECTION IN VIEW OF THE SEVERE ECONOMIC IMPACT OF THE CURRENT CRISIS IN THE MIDDLE EAST AND CONDUCTING FURTHER COMPREHENSIVE CONSULTATIONS WITH LOCAL GOVERNMENT UNITS, BUSINESS GROUPS, AND OTHER STAKEHOLDERS ON THE APPROPRIATE COLLECTION TIMELINES AND TAX RATES

Introduced by Councilor CHARM FERRER, CPA, MPA, JD

Co-Introduced by Councilors Bernard R. Herrera, Joseph P. Juico, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Ranulfo "Tatay Rannie" Z. Ludovica, Atty. Christoffer Allan "Tope" Liquigan, Wencerom Benedict C. Lagumbay, Atty. Vicente Belmonte Jr., Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, and Erwin Rey "Cocoy" A. Medina

---

WHEREAS, Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act (RPVARA), aims to modernize and standardize real property valuation and assessment procedures across the Country;

WHEREAS, while the standardization of property valuations is a welcome step toward long-term governance efficiency, its immediate implementation may trigger significant increases in property valuations, assessed values, and the corresponding real property taxes and related charges;

WHEREAS, the ongoing geopolitical crisis in the Middle East continues to exert heavy inflationary pressures globally and locally, causing rising fuel costs and supply chain disruptions that directly hurt Filipino families, homeowners, and businesses;

WHEREAS, Quezon City, as the largest City in Metro Manila, serves as a vital economic hub driven significantly by Micro, Small, and Medium Enterprises (MSMEs), nano-enterprises, and local community commercial activities;

WHEREAS, the sudden escalation of tax liabilities during a period of macroeconomic instability would pose an undue financial burden on property owners, stall local commercial growth, and inadvertently impact small-scale entrepreneurs who are still stabilizing their respective businesses;

WHEREAS, the Philippine Councilors League – National Capital Region (PCL-NCR) passed Resolution No. 001, series of 2026, expressing a unified regional stance that RPVARA's timelines require careful review and broader consultations to match prevailing economic realities;

WHEREAS, the Quezon City Government is deeply committed to the "Ease of Doing Business" and believes that tax policy reforms must always be balanced with economic empathy, ensuring that local stakeholders are given ample time to adjust to new fiscal frameworks.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to urge, as it does hereby urge, the Congress of the Philippines to amend Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act (RPVARA), by suspending its collection in view of the severe economic impact of the current crisis in the middle east and conducting further comprehensive consultations with local government units, business groups, and other stakeholders on the appropriate collection timelines and tax rates.

RESOLVED FURTHER, that Congress is likewise urged to conduct extensive legislative consultations with local government units (LGUs), business groups, taxpayers, and other key sectors to carefully re-evaluate the collection timelines and establish reasonable, equitable tax rates tailored to the current economic landscape.

RESOLVED FINALLY, that copies of this Resolution be forwarded to the Office of the Senate President, the Office of the Speaker of the House of Representatives, and all other agencies concerned for their information and appropriate action.

ADOPTED: October 1, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on October 1, 2026 and was CONFIRMED on October 8, 2026.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)