



SENATE

S. No. 1454

PREPARED AND SUBMITTED JOINTLY BY THE COMMITTEES
ON JUSTICE AND HUMAN RIGHTS; AND ENVIRONMENT
AND NATURAL RESOURCES WITH SENATORS GORDON,
AQUINO IV AND VILLAR AS AUTHORS THEREOF

AN ACT REMOVING THE RESTRICTIONS IN THE
REGISTRATION OF LAND TITLES UNDER
SECTIONS 118, 119 AND 121, AND OTHER
RESTRICTIONS AGAINST ENCUMBRANCE OR
ALIENATION ON FREE PATENTS ISSUED
UNDER SECTION 44 OF COMMONWEALTH ACT
NO. 141 OR THE PUBLIC LAND ACT, AS
AMENDED

*Be it enacted by the Senate and House of Representatives of the
Philippines in Congress assembled:*

1 SECTION. 1. *Short Title.* – This Act shall be known as
2 the “Agricultural Free Patent Reform Act of 2017”.

3 SEC. 2. *Declaration of Policy.* – It is the policy of the
4 State to remove the restrictions on free patents to allow
5 the efficient and effective utilization of these lands to
6 contribute to wealth creation, entrepreneurship, and
7 economic development.

1 SEC. 3. *Removal of Restrictions.* – Agricultural public
2 lands alienated or disposed in favor of qualified public land
3 applicants under Section 44 of Commonwealth Act No. 141,
4 as amended, shall not be subject to restrictions regarding
5 encumbrances, conveyances, transfers, or dispositions
6 imposed under Sections 118, 119, and 121 thereof.
7 Agricultural free patent shall now be considered as title in
8 fee simple and shall not be subject to any restriction
9 against encumbrance or alienation.

10 SEC. 4. *Retroactive Effect.* – This Act shall have
11 retroactive effect and any restriction regarding
12 encumbrances, conveyances, transfers, or dispositions
13 imposed on agricultural free patents issued under Section
14 44 of Commonwealth Act No. 141, as amended, before the
15 effectivity of this Act shall be removed and are hereby
16 immediately lifted.

17 SEC. 5. *Repealing Clause.* – All laws, decrees, orders,
18 rules and regulations, or other issuances or parts thereof

1 inconsistent with the provisions of this Act are hereby
2 repealed or modified accordingly.

3 SEC. 6. *Separability Clause.* – If any portion or
4 provision of this Act is declared unconstitutional, the
5 remainder of this Act or any provision not affected thereby
6 shall remain in force and effect.

7 SEC. 7. *Effectivity Clause.* – This Act shall take effect
8 after fifteen (15) days following the completion of its
9 publication either in the *Official Gazette* or in a newspaper
10 of general circulation in the Philippines.

Approved,