



Republic of the Philippines  
Tanggapan ng Sangguniang Panlungsod  
City of Naga



**ORDINANCE NO. 93-065**

**AN ORDINANCE LIMITING THE INCREASE OF RENTALS IN COMMERCIAL BUILDINGS AND OTHER SPACES WITHIN THE JURISDICTION OF THE CITY OF NAGA: -**

Author: Hon. Esteban Abonal

Be it ordained by the Sangguniang Panlungsod of the City of Naga, that:

**SECTION 1. - TITLE OF ORDINANCE.** - This ordinance shall be known as the RENT CONTROL ORDINANCE.

**SECTION 2. - BASIS OF THE ORDINANCE.** - This ordinance has been enacted on the following legal basis, to wit:

“GENERAL WELFARE” Every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom as well as powers necessary, appropriate or incidental for its efficient and effective governance and those which are essential to the promotion of the general welfare. Within their respective territorial jurisdiction, local government units shall ensure and support among other things, the preservation and enrichment of culture, promote health and safety, enhance the right of the people to a balanced ecology, encourage and support the development of appropriate and self-reliant scientific and technological capabilities, improve public morals, enhance economic prosperity and social justice, promote full employment among their residents, maintain peace and order and preserve the comfort and convenience of their inhabitants. (Sec. 16 Local Gov’t. Code of 1991).

**SECTION 3. - DEFINITION OF TERMS.** - The following terms shall have the following meanings:

- a) Rental – shall mean the amount paid for the use or occupancy of commercial units whether payment is made on a monthly or on other basis;
- b) Commercial buildings or spaces – refers to that buildings, structures and spaces used for commercial purposes such as stores, restaurants and other business establishments, including those partly used both for commercial and residential purposes of the owner or his household or any of his employees for that matter;
- c) Lessee – shall mean the person renting/residing in the commercial building or space;
- d) Owner/Lessor – shall include the owner/administrator or agents of the owner of said commercial building or space.

**SECTION 4. - COVERAGE OF THE ORDINANCE.** - All commercial buildings and spaces shall be covered by this ordinance and shall continue to be covered notwithstanding any

rentals that may have been agreed upon by the parties upon the effectivity of this ordinance shall not impair the rates of rental then existing in the contract of the parties except upon its date of expiration agreed upon.

**SECTION 5. - LIMITATIONS OF RENTAL INCREASE.** - Upon the effectivity of this ordinance, the rentals of all commercial buildings and spaces within the territorial jurisdiction of the city of Naga shall not be increased for any year period by more than twenty (20%) percent of the existing rentals. Yearly increase authorized herein shall be cumulative.

**SECTION 6. - PENALTY CLAUSE.** - By Owner/Lessee Violating any provision of this Act shall be punished by imprisonment of not less than three (3) months or more than two (2) years and a fine of not less than One Thousand (P1, 000.00) Pesos. Whenever the offender is a corporation or judicial entity, the President or General Manager thereof shall suffer the penalty without prejudice to the imposition of the fine on such corporation or juridical entity.

**SECTION 7. - EFFECTIVITY,** - This ordinance shall take effect immediately upon its approval.

**ENACTED:** July 28, 1993.

**WE HEREBY CERTIFY** to the correctness of the foregoing ordinance.

**J. ANTONIO A. AMPARADO**  
City Secretary

**LOURDES V. ASENCHE, M.D.**  
City Vice Mayor & Presiding Officer

APPROVED:

**JESSE M. ROBREDO**  
City Mayor