



Republic of the Philippines
 Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

EXCERPTS FROM THE MINUTES OF THE 22nd REGULAR SESSION OF THE SANGGUNIANG BAYAN OF BACOOR, CAVITE HELD AT THE SESSION HALL, BACOOR MUNICIPAL HALL, BACOOR, CAVITE ON THE 28th DAY OF JANUARY 2008.

PRESENT:

- HON. ROSETTE MIRANDA- FERNANDO ----- Vice Mayor
 Presiding Officer
- HON. ROLANDO S. REMULLA ----- Councilor
- HON. AVELINO B. SOLIS ----- Councilor
- HON. HUBERT V. GERVACIO ----- Councilor
- HON. REYNALDO M. FABIAN ----- Councilor
- HON. NORMITA D. CELESTINO ----- Councilor
- HON. AVELINO S. DE CASTRO ----- Councilor
- HON. MIGUEL N. BAUTISTA ----- Councilor
- HON. BAYANI M. DE LEON ----- Councilor
- HON. GIANNE LOUISE OLEGARIO ----- Councilor (SKF-Pres)
- HON. CATHERINE SARINO ----- Councilor (ABC-Pres.)

Municipal Ordinance No. 01-A
Series of 2008

AN ORDINANCE IMPOSING VARIOUS FEES FOR HOUSING AND LAND USE DEVELOPMENT PROJECTS WITHIN BACOOR, CAVITE AND PROVIDING FINES FOR VIOLATIONS THEREOF.

Sponsored by Councilor Bayani M. De Leon

WHEREAS, Section 446, (3) of Republic Act No. 7160 (otherwise known as the "Local Government Code of 1991) grants the Sangguniang Bayan the power, among others, to grant franchises, enact ordinances authorizing the issuance of permits or licenses, or enact ordinances levying taxes, fees and charges upon such conditions and for such purposes intended to promote the general welfare of the inhabitants of the municipality;

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WHEREAS, there is a need to revise the existing schedule of fees being imposed by the municipality on developers and owners of various housing and land utilization projects within Bacoor, Cavite in order to raise more revenues for the municipal government.

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 ROLANDO S. REMULLA
 Councilor

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 Councilor - ABC President

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 GIANNE LOUISE A. OLEGARIO
 Councilor - SKF President

Attested by:

[Signature]
 ATTY. KHALID A. ADEGA, JR.
 Secretary to the Sanggunian

Certified by:

[Signature]
 ROSETTE MIRANDA FERNANDO
 Municipal Vice Mayor/Presiding Officer

Approved by:

[Signature]
 STRIKE REVIBLA
 Municipal Mayor



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NOW, THEREFORE:

Be it ordained by the Sangguniang Bayan of Bacoor, Cavite in regular session assembled that:

Section 1. The following schedule of fees shall be imposed on all development projects involving land utilization within Bacoor, Cavite:

SCHEDULE OF FEES

NAME OF FEES	FEE
I. ZONING/LOCATIONAL CLEARANCE	
A. Single residential structure attached or detached	
1. P100,000 and below	P 200.00
2. Over P 100,000 to 200,000	400.00
3. Over P 200,000.00	500+ 1/10 of 1% in excess of P 200,000
B. Apartment/Townhouses	
1. P500,000 and below	P 1,000.00
2. Over P500,000 to 2 Million	1,500.00
3. Over 2 Million	2,500+1/10 of 1% of cost in excess of P2M regardless of the number of doors
C. Dormitories	
1. P2 Million and below	P 2,500.00
2. Over P2 Million	2,500+1/10 of 1% of cost in excess of P 2M regardless of the number of doors
D. Institutional	
Project cost of which is:	
1. Below P2 Million	P 2,000.00
2. Over P2 Million	2,000+ 1/10 of 1% of cost in excess of P2M
E. Commercial, Industrial and Agro-Industrial Project	
Cost of which is:	
1. Below P100,000	P 1,000.00
2. Over P 100,000 - P 500,000	1,500.00
3. Over P 500,000 - P 1M	2,000.00
4. Over 1M - P 2M	3,000.00
5. Over P 2M	5,000+1/10 of 1% of const. in excess of P2M

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F. Special Uses/Special Projects

(Gasoline station, cell sites slaughter house, treatment plan (etc)

- | | |
|---------------------|---|
| 1. Below 2 Millions | P 5,000.00 |
| 2. Over P2 Million | 5,000+ 1/10 of 1% of cost in excess of P2M same as original application |

G. Alteration/Expansion (affected areas/cost only)

A. Approval of Subdivision Plan (including town houses)

- | | |
|---|--|
| 1. Preliminary Approval and Locational Clearance (PALC) Preliminary | P 250/ha or a fraction thereof Subdivision Development Plan (PSDP) |
| - Inspection Fee | P 1,000/ha. regardless of density |
| 2. Final Approval & Development Permit | P 10/sq.m. |
| Additional Fee on Floor Area of houses and buildings sold with lot | P 2/sq.m. |
| - Inspection Fee | P 1,000/ha. regardless of density |

(Not applicable for project already inspected for PALC application)

3. Alteration of Plan (affected areas only) Same as Final Approval & Dev't Permit

B. Projects under BP220

- | | |
|--|------------|
| a. Subdivision | |
| 1. Preliminary Approval and Locational Clearance | P 75/ha |
| a. Socialized Housing | P 150/ha |
| b. Economic Housing | |
| - Inspection Fee | P 200/ha |
| a. Socialized Housing | P 500/ha |
| b. Economic Housing | |
| 2. Final Approval and Development Permit | |
| - Processing Fee | P 10/sq.m. |
| a. Socialized Housing | 10/sq.m. |
| b. Economic Housing + | |
| - Inspection Fee | P 200/ha |
| a. Socialized Housing | 500/ha |
| b. Economic Housing | |

(Projects already inspected to PALC application may not be charged inspection fee)

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Secretary to the Sangguniang

Certified by:

ROSETTE MIRANDA FERNANDO

Municipal Vice Mayor/Pending Officer

Approved by:

STRIKE REVILLA

Municipal Mayor



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STRIKE REVILLA

Municipal Mayor

3. Alteration of Plan (floor areas only)	Same as final Approvals Dev't Permit
4. Extension Time to develop	
- Filing Fee	
a. Socialized Housing	P 350.00
b. Economic Housing	P 350.00
- Inspection Fee (Affected/unfinished areas only)	
a. Socialized Housing	P 200/ha
b. Economic Housing	P 500/ha
C. Approval of Industrial/Commercial Subdivision	
1. Preliminary Approval and Location Clearance	
- Inspection Fee	P 300/ha
regardless of location	P 1,000/ha
2. Final Approval and Development Permit	
- Inspection Fee	P 12/ha
regardless of location	P 1,000/ha
(Projects already inspected for PALC application may not be charged Inspection fee)	
3. Alteration of Plan (affected areas only)	Same as Final Approval & Dev't Permit
4. Extension of Time to Develop	
- Inspection Fee (affected/unfinished areas only)	P 350.00
D. Approval of Farmlot Subdivision	
1. Preliminary Approval and Locational Clearance	P 200.00
- Inspection Fee	P 500.00
2. Final Approval and Development Permit	P 10/sq.m.
- Inspection Fee	P 500.00
(Projects already Inspected for PALC application may not be charge Inspection fee)	Application may not be charged
3. Alteration of Plan (affected areas only)	Same as Final Approval & Dev't Permit
4. Extension of time to develop	
- Inspection Fee (affected/industrial areas only)	P 350/lot P 1,000.00
E. Approval Memorial Park/Cemetery Project/Columbarium	Same as final Approvals Dev't Permit
1. Preliminary Approval and Locational Clearance	
a. Memorial Projects	P 500/ha ...
b. Cemeteries	P 200/ha
c. Columbarium	P 2,500/ha
- Inspection Fee	
a. Memorial Projects	P 1,000/ha
b. Cemeteries	P 500/ha
c. Columbarium	P 12/sq.m. of GFA



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ATTY. KHANID A. MEGA, JR.
Secretary to the Sangguniang

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ROSETTE MIRANDA FERNANDO
Municipal Vice Mayor/Presiding Officer

Approved by:

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STRIFE REVILLA
Municipal Mayor

2. Final Approval and Development Permit		
a. Memorial Projects	P	10/sq.m
b. Cemeteries	P	10/sq.m
c. Columbarium	P	5,000/floor
(Application for CR/LS with DP by LGU's shall be changed inspection fee)	P	10/sq.m. of land area
- Inspection Fee (Projects already inspected for PALC application may not be charged inspection fee)		
a. Memorial Projects	P	1,000.00
b. Cemeteries	P	500/ha
c. Columbarium	P	12/sq.m.
3. Alteration Fee		Same as final approval & Dev't. Permit
4. Extension of Time Develop	P	350.00
- Inspection Fee (affected/unfinished only)		
a. Memorial Projects	P	1,000/ha
b. Cemeteries	P	500/ha
c. Columbarium	P	12/sq.m. of remaining GFA
F Other Transactions/Certifications		
A. Application/Request for:		
1. Lifting of Cease and Desist Order	P	2,000.00
2. Change of Name/Ownership	P	1,000.00
3. Extension from Cease & Resist Order	P	150.00
B. Other Certification		
1. Zoning Certification	P	500/ha
2. Certificate of Town Plan/Zoning Ordinance Approval	P	150.00
3. Others to include		
a. Availability to records/public request	P	200.00
b. Certificate of no records on file	P	200.00
c. Certified xerox copy of documents (report size)		
- Document of five (5) pages or less	P	50.00
- Every additional page	P	10.00
d. Photo copy of documents	P	5.00

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Section 2. Non-payment of the foregoing fees or failure in securing the various permits, approvals, and clearances specified above shall result in the imposition of the following fines.

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SCHEDULE OF FINES

A. For violation of TPZ (Town Planning & Zoning) AND ULRZ (Urban Land Reform Zones) / APD (Areas for Priority Development) laws, rules and regulations

1. Failure to secure locational clearance prior to the start of the project.

CONFORMITY WITH LAND USE 1

Project Type	CONFORMING			NON-CONFORMING			
	Minimum	Medium	Maximum	Minimum	Medium	Maximum	
Industrial	P1000-2500	2501-4000	4001-5500	2501-4000	4001-7000	7001-10000	
Agro-industrial	750-2000	2000-3500	3501-3500	2001-4000	4001-7000	7001-10000	
Agricultural	700-1500	1500-3000	3001-4500	1501-3000	3001-6000	6001-9000	
Commercial	- do -	-do-	-do-	-do-	-do-	-do-	
Institutional	600-1200	1201-2400	2401-3500	1201-2400	2401-5000	5001-7000	
Residential	2	500-1000	100-1500	1501-2000	1001-7000	2001-3000	3001-4000
Special Project	1000-3500	3501-6500	6501-10000				

- 2 Violation of the terms and conditions of clearance and all other non-compliance with the requirements for locational clearance

	Minimum	Medium	Maximum
	500-2000	2001-3500	3501-5000

- 1/ As per approved Sangguniang Panlalawigan (SP) or HLURB Comprehensive Land Use Plan and Zoning Ordinance
- 2/ Excludes single-detached dwelling units.

B. For violation of real estate laws, rules and regulations

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 Tapat sa Serbisyo, Nagkakaisa sa Pagbabago...

	Minimum	Medium	Maximum
1. Failure to secure development permit	1000-3000	3001-6000	6001-10000
2. Unauthorized alteration of approved development plan	-do-	-do-	-do-
3. Non-compliance with approved development plan	-do-	-do-	-do-



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 Councilor - SK President

Attested by:

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- | | | | |
|--|------|------|------|
| 4. Incomplete development | -do- | -do- | -do- |
| 5. Non-development | -do- | -do- | -do- |
| 6. Failure to change/amend name of project | -do- | -do- | -do- |
| 7. Unauthorized change or amendment in the name of the project | -do- | -do- | -do- |
| 8. Violation of other provisions of PD 957 and other related laws, including their implementing rules and guidelines | -do- | -do- | -do- |

Section 3. All existing ordinances that are in conflict with this Ordinance are hereby repealed and/or revised.

Section 4. This Ordinance shall take effect within fifteen days after its publication.

ORDAINED this 28th day of January 2008 during the 22nd regular session of the Sangguniang Bayan of Bacoor, Cavite.

Attested by:
[Signature]
 ATTY. KHALID A. ATEGA JR.
 Secretary to the Sangguniang Bayan

Certified by:
[Signature]
 HON. ROSETTE M. FERNANDO
 Vice Mayor/Presiding Officer

Approved by:
[Signature] 05/08
BAGONG BACOOR!
 Tapat sa...
 HON. STRIKE B. REVILLA
 Municipal Mayor