



Republic of the Philippines
Province of Cavite
CITY OF BACOOR

Office of the Sangguniang Panlungsod



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor

HON. MIGUEL N. BAUTISTA
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. MANOLO S. GALVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
City Councilor

HON. LEVY M. TELA
City Councilor

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City Councilor

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City Councilor

HON. HORACIO M. BRILLIANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

HON. PALM ANGELS S. BUNCIO
City Councilor-SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Approved:

HON. STRIKE B. REVILLA
City Mayor



CITY ORDINANCE NO. 518-2026

Series of 2026

AN ORDINANCE MANDATING THE VERIFICATION OF LAND SURVEYS OF ALL PRIVATELY OWNED REAL PROPERTIES LOCATED WITHIN BACOOR CITY, CAVITE THAT ARE SUBJECT OF APPLICATIONS FOR TAX DECLARATIONS AND VARIOUS PERMITS TO BE ISSUED BY THE CITY GOVERNMENT AND THE PAYMENT OF CORRESPONDING VERIFICATION FEES BY THE OWNERS OF SUCH PROPERTIES.

Sponsored:

Hon. Rogelio M. Nolasco

Co-sponsored:

Hon. Horacio M. Brillantes, Jr., Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Reynaldo D. Palabrica, Hon. Levy M. Tela, and Hon. Ricardo F. Ugalde.

WHEREAS, on 27 October 2025, the Office of the City Mayor formally requested the Sangguniang Panlungsod to amend or update Municipal Ordinance No. 17, Series of 2010 dated 15 November 2010 entitled: "AN ORDINANCE MANDATING THE VERIFICATION OF ALL LAND SURVEYS OF ALL PRIVATELY OWNED REAL PROPERTIES LOCATED WITHIN BACOOR, CAVITE BY THE MUNICIPAL GOVERNMENT AND THE PAYMENT OF A VERIFICATION FEE BY THE OWNERS OF SUCH PROPERTIES".

WHEREAS, on 03 November 2025, the aforementioned matter was referred to the Committee on Finance and Budget Appropriations as lead committee, Committee on Rules, Privileges, Laws and Ordinances and to the Committee on Housing, Land Utilization and Urban Development designated as sub-committees.

WHEREAS, the said committees conducted a series of hearings and they decided to recommend the approval of the proposed ordinance due to the following reasons: (1) to update the provisions of the ordinance; (2) to reflect the new names of the implementing offices/departments; (3) inclusion of the Zoning and Land Use Development Department as among the implementing offices; and (4) increase the



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City Mayor



verification fee to be collected so that it will align with the current collection practices of the City Government.

NOW THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod of the City of Bacoor in regular session duly assembled, that:

Section 1. Amendments. The following amendments to Municipal Ordinance No. 17, Series of 2010 are hereby ordained:

Municipal Ordinance No. 17, Series of 2010	Amendments
Section 1. Short Title: This Ordinance shall also be known as "Bacoor Survey Verification Ordinance of 2010"	Section 1. Short Title: This Ordinance shall also be known as " Amended Bacoor Survey Verification Ordinance of 2026. "
Section 2. Scope This Ordinance shall over all privately-owned real properties located within Bacoor, Cavite and all persons possessing proof of ownership over the same. Provided that all land survey of all public lands owned or possessed by the municipal government. Provided further, that the municipal government and other government agencies shall be exempted from paying the verification fee/s specified hereunder,	Section 2. Scope This Ordinance shall over all privately-owned real properties located within Bacoor City , Cavite and all persons possessing proof of ownership over the same. Provided that all land survey of all public lands owned or possessed by the city government. Provided further, that the city government and other government agencies shall be exempted from paying the verification fee/s specified hereunder.
Section 3. Mandatory Verification. No tax declaration of real property or any municipal permit (which shall include, but shall not be limited to, building, occupancy, fencing or relocation permits) shall be issued by any department or unit of the municipal government to any privately-owned real property owner unless the latter submits a digital copy of the duly executed land survey or plan of the said property as contemplated under R.A. 8560 and subjects the said	Section 3. Mandatory Verification. No tax declaration of real property or any city permit (which shall include, but shall not be limited to, building, occupancy, fencing, development, and backfilling permits) shall be issued by any department or unit of the city government to any privately owned real property owner unless the latter submits:



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City Mayor



<p>survey or lot plan to verification by the municipal government.</p>	<p>a. A digital copy of the duly executed and approved land survey or lot plan of the said property as contemplated under R.A. 8560;</p> <p>b. A certification from the Land Registration Authority (LRA) that there is no pending case relative to the said property (if applicable);</p> <p>c. The said survey or lot plan shall be subjected to verification through the Land Tiling Computerization System (LTCS) / Land Registration System (LARES) of the City Government of Bacoor.</p>
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<p>Section 4. Verification Fee.</p> <p>Any person possessing proof of ownership of any real property covered by this Ordinance shall be required to pay a verification fee of not more than Two Hundred Pesos (Php200.00) for every property to be verified. The Municipal Treasurer's Office shall then issue the corresponding receipt for such payment.</p>	<p>Section 4. Lot/Survey Plan Verification Fee</p> <p>Any person processing proof of land claim over any real property covered by this Ordinance shall be required to pay a Lot/Survey Plan Verification Fee in an amount not exceeding Five Hundred Pesos (Php500.00) for each lot or property subject to verification. The City Finance Department shall duly collect said fee and issue the corresponding official receipt to the applicant, which shall form part of the documentary requirements for the verification process.</p>
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<p>Section 5. Verification/Verification Certificate.</p> <p>The Municipal Engineering Office shall conduct a verification of</p>	<p>Section 5. Lot/Survey Plan Verification Certificate.</p> <p>The Zoning and Land Development Department</p>
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City Mayor



the survey of the real property concerned based on the digital copy of such survey within ten (10) business days after payment of verification fee mentioned above. If the survey or lot plan is in order in all respects, the Municipal Engineer shall issue certificate stating that the said survey or lot plan is in order and that the owner of the said property is qualified to be issued a tax declaration of real property or any permit contemplated in this Ordinance. However, if the Municipal Engineering Office discovers after verification that the survey or lot plan is not in order in all respects or suffers in any legal infirmity, the Municipal Engineer shall issue a certificate enumerating the various defects of the said survey or lot plan as contemplated in Republic Act No. 8560, its implementing rules, or any other related laws or ordinance. No tax declaration of real property or any municipal permit contemplated in this Ordinance shall be issued by any department or unit of the municipal government unless all the errors or legal infirmities enumerated in the certification above mentioned has been corrected or remedied by the property owner concerned.

No officer or employee of the municipal government charged with the enforcement of the law, ordinances, or regulations relating to Geodetic Engineering practices shall accept or endorse any survey plans or documents which have not been prepared and submitted in full accord with the provisions of Republic Act No. 8560 nor shall any payment to be approved by any such officer for any work, the plans and documents of which have not been so prepared.

shall conduct verification of the survey or lot plan of the real property concerned based on the submitted digital copy thereof within ten (10) working days from payment of the prescribed verification fee under this Ordinance. If the survey or lot plan is found to be in order in all respects, the Zoning and Land Development Officer shall issue a Verification Certificate stating that the said survey or lot plan is duly compliant and that the land claimant is qualified to be issued a tax declaration of real property or any city permit contemplated herein. However, if upon verification the survey or lot plan is determined to be defective, incomplete, or suffering from any legal infirmity, the Zoning and Land Development Officer shall issue a Deficiency Certificate enumerating the specific errors, defects, or legal infirmities in accordance with Republic Act No. 8560, its implementing rules and regulations, or any other related law or ordinance.

No officer or employee of the city government charged with the enforcement of the law, ordinances, or regulations relating to Geodetic Engineering practices shall accept or endorse any survey plans or documents which have not been prepared and submitted in full accord with the provisions of Republic Act No. 8560 nor shall any payment to be approved by any such officer for any work,



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City Councilor- SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor/Presiding Officer

Approved:

HON. STRIKE B. REVILLA

City Mayor



signed and sealed by a duly licensed Geodetic Engineer.	the plans and documents of which have not been so prepared, signed and sealed by a duly licensed Geodetic Engineer.
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<p>Section 6. Administrative Liability</p> <p>Any municipal employee who fails to comply with any provision of this Ordinance shall be subjected to the proper administrative sanction/s provided by law.</p>	<p>Section 6. Administrative Liability</p> <p>Any <u>city</u> employee who fails to comply with any provision of this Ordinance shall be subjected to the proper administrative sanction/s provided by law.</p>
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<p>Section 7. Cancellation of Permit.</p> <p>Any municipal permit that was issued in violation of this Ordinance after the effectivity hereof shall be cancelled or revoked by the Municipal Mayor. Provided that such cancellation or revocation shall only be done after the property owner concerned has been notified of such violation in writing and has been given the chance to explain why the abovementioned permit should not be cancelled or revoked. Provided, further, that the Municipal Mayor shall have the power to give the property owner concerned sufficient time to comply with provisions of this Ordinance.</p>	<p>Section 7. Cancellation of Permit.</p> <p>Any <u>city</u> permit that was issued in violation of this Ordinance after the effectivity hereof shall be cancelled or revoked by the <u>City</u> Mayor. Provided that such cancellation or revocation shall only be done after the property owner concerned has been notified of such violation in writing and has been given the chance to explain why the abovementioned permit should not be cancelled or revoked. Provided, further, that the <u>City</u> Mayor shall have the power to give the property owner concerned sufficient time to comply with provisions of this Ordinance.</p>
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<p>Section 8. Appeal.</p> <p>Any property owner who receives a negative certification as contemplated in the second paragraph of Section 5 hereof may appeal the finding contained in the said certification to the Municipal Mayor within five (5) business days after receipt of the said certification.</p>	<p>Section 8. Appeal.</p> <p>Any property owner who receives a negative certification as contemplated in the second paragraph of Section 5 hereof may appeal the finding contained in the said certification to the <u>City</u> Mayor within five (5) business days after receipt of the said certification.</p>
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<p>Section 9. Assistance to Owners of Properties Being Subjected to Illegal Surveys.</p>	<p>Section 9. Assistance to Owners of Properties Being Subjected to Illegal Surveys.</p>
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City Councilor-SK Federation President

Attested by:
ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Approved:
HON. STRIKE B. REVILLA
City Mayor



<p>The Municipal Mayor, or the Punong Barangay of the barangay having jurisdiction over a particular property covered by this Ordinance, shall extend legal assistance to the legitimate owner or possessor of any privately-owned property being subjected to a survey in violation of Republic Act No. 8560 or of its implementing rules and regulations, and other related laws or ordinances. Such assistance may consist of, but shall not be limited to, the immediate arrest of any individual/s found to be in the act of violating Republic Act No. 8560 or the implementing rules and regulations of RA No. 8560 or any other related laws or ordinances.</p>	<p>The <u>City</u> Mayor, or the Punong Barangay of the barangay having jurisdiction over a particular property covered by this Ordinance, shall extend legal assistance to the legitimate owner or possessor of any privately-owned property being subjected to a survey in violation of Republic Act No. 8560 or its implementing rules and regulations, and other related laws or ordinances. Such assistance may consist of, but shall not be limited to, the immediate arrest of any individual/s found to be in the act of violating Republic Act No. 8560 or the implementing rules and regulations of RA No. 8560 or any other related laws or ordinances.</p>
<p>Section 10. Separability x x x</p>	<p>Section 10. Separability No amendment</p>
<p>Section 11. Repealing Clause. x x x</p>	<p>Section 11. Repealing Clause. No amendment</p>
<p>Section 12. Effectivity. x x x</p>	<p><u>Section 12. Effectivity.</u> <u>This Ordinance shall take effect fifteen days after it has been posted on at least three conspicuous places within the City of Bacoor, Cavite and after it has been published in a newspaper of general circulation within the Province of Cavite.</u></p>

Section 2. Effectivity. This Ordinance shall take effect fifteen days after it has been posted on at least three conspicuous places within the City of Bacoor, Cavite and after it has been published in a newspaper of general circulation within the Province of Cavite.

ENACTED this 15th day of June 2026 at the City of Bacoor, Cavite.



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City Councilor- SK Federation President

I hereby certify that the foregoing Ordinance was duly approved in accordance with law.

Certified:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved:

HON. STRIKE B. REVILLA
City Mayor

Date of Approval: 22 JUN 2026

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

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