



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



CGBCR-SPBac-03-F01.06
03/09/2026



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

CITY ORDINANCE NO. 520-2026
Series of 2026

AN ORDINANCE IMPOSING REGULATORY COMMUNITY MAINTENANCE FEE FOR STRUCTURES BUILT WITHOUT LEGAL TITLE, ESTABLISHING SAFETY INSPECTION MECHANISMS, AND PROVIDING HUMANE URBAN MANAGEMENT IN THE CITY OF BACOR

Sponsored by:

Hon. Rogelio M. Nolasco

Co-Sponsored by:

Hon. Roberto L. Advincula, Hon. Miguel N. Bautista, Hon. Horacio M. Brillantes, Jr., Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Manalo S. Galvez, Jr., Hon. Adrielito G. Gawaran, Hon. Reynaldo D. Palabrica, Hon. Levy M. Tela, Hon. Ricardo F. Ugalde.

WHEREAS, Section 458 (3) of Republic Act No. 7160 (the "Local Government Code of 1991") empowers local government units to enact ordinances granting franchises and authorizing the issuance of permits or licenses, upon such conditions and for such purposes intended to promote the general welfare of the inhabitants of the city.

WHEREAS, Section 11(2) (viii) of Republic Act No. 10160 (the "Charter of the City of Bacoor") empowered the city government to regulate the construction, repair, or modification of buildings.

WHEREAS, pursuant to Section 129 of RA 7160, each local government unit shall exercise its power to create its own sources of revenue and to levy taxes, fees, and charges subject to the provisions herein, consistent with the basic policy of local autonomy.

WHEREAS, the City of Bacoor has 21,930 informal settler families, all of whom live in residential buildings that were erected on land they do not own.

WHEREAS, the Socialized Housing Fund created by virtue of City Ordinance No. 6-2018, intended to finance the socialized housing program of the City Government, is not enough to meet the housing needs of the informal settler families residing within the City of Bacoor.

WHEREAS, every year, an average of 43 fire incidents takes place in the various informal settler communities in the City of Bacoor. According to the Bureau of Fire Protection ("BFP"), most of





Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



CGBCR-SPBac-03-F01.01
03/09/2026



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RAMDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

the said conflagrations resulted from faulty wiring or the manner in which the homes of informal settler families were constructed.

WHEREAS, homes constructed by informal settler families are currently not being inspected by the Office of the Building Official ("OBO") of the City of Bacoor. The inspection of the said residential structures by the OBO and the BFP shall minimize the risks of fire incidents that might result in loss of lives and properties.

WHEREAS, to serve as a deterrent for "professional squatters", informal settlers, and persons who build or will build structures on lands they do not own, the City Government will penalize all persons with existing and future structures that are built on lands they do not own.

WHEREAS, the City Government of Bacoor recognizes that the continued existence of structures built without legal title or lawful authority presents significant challenges relating to public safety, fire prevention, environmental management, sanitation, disaster risk reduction, and emergency accessibility, particularly in highly congested urban communities;

WHEREAS, the City Government has observed that many areas occupied by informal settler families and other similarly situated occupants are characterized by limited access roads, absence of standard building compliance, inadequate drainage and waste management systems, and increased vulnerability to fire incidents, flooding, and other hazards affecting both residents and surrounding communities;

WHEREAS, the conduct of inspections, validation, monitoring, and safety assessments in areas with illegal or undocumented structures requires the allocation of government resources, personnel, technical inspections, data management systems, and inter-office coordination in order to protect public welfare and promote orderly urban management;

WHEREAS, the City Government recognizes the constitutional policy on social justice and humane urban development, and does not seek to criminalize poverty or automatically displace informal settler families, but instead seeks to establish a reasonable regulatory framework consistent with Republic Act No. 7279, applicable laws, and the general welfare clause under Republic Act No. 7160;

WHEREAS, the imposition of a regulatory Community Maintenance Fee is intended solely to support inspection, monitoring, safety regulation, environmental management, and humane urban governance measures, and shall not be construed as a recognition of ownership, legal occupancy, or legalization of illegal structures;

BE IT ORDAINED by the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite, THAT:





DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

Cristina R. Malawig
MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

Miguel N. Bautista
HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

Catherine Sarino-Evaristo
HON. CATHERINE SARINO-EVARISTO
Acting City Mayor



Section 1. Imposition of the Community Maintenance Fee. —

The City Government of Bacoor is hereby authorized, pursuant to its police power and the general welfare clause under Republic Act No. 7160, to impose and collect a Community Maintenance Fee from any person who constructs, causes the construction of, occupies, or uses any structure built on land which he or she does not own, whether with or without the consent of the landowner.

The Community Maintenance Fee shall be regulatory in nature and shall not be construed as legalizing, legitimizing, or recognizing the legality of any illegal structure, nor shall payment thereof confer any ownership, possessory, or occupancy rights over the land or structure.

The Community Maintenance Fee shall be used to: (i) defray the cost of inspection, monitoring, and safety evaluation of such structures to ensure compliance with public safety, fire safety, environmental, and disaster risk reduction standards; and (ii) supplement the Socialized Housing Fund established under Section 9 of City Ordinance No. 6-2018, consistent with the City Government's obligation to promote humane and orderly urban development.

The Community Maintenance Fee shall be collected annually from occupants, or users of illegal structures situated within the territorial jurisdiction of the City of Bacoor. The payment of such fee shall be due on or before the last working day of November of each year following the effectivity of this Ordinance.

The imposition of the Community Maintenance Fee is exercised pursuant to the City Government's police power to promote public safety, fire prevention, disaster risk reduction, and humane urban development, consistent with Republic Act No. 7160 and Republic Act No. 7279

Section 2. Policy against Illegal Structures. — Nothing in this Ordinance shall legalize or legitimize illegal structures despite payment of the Community Maintenance Fee.

It is the policy of the City Government of Bacoor to promote public safety, fire prevention, environmental protection, disaster risk reduction, and humane urban management through the regulation and monitoring of structures built without legal title or lawful authority.

The City Government likewise recognizes the need to establish a regulatory mechanism that will enable the proper identification, assessment, inspection, and monitoring of such structures in order to minimize risks to public health, safety, sanitation, environmental management, and emergency response operations, consistent with the general welfare clause and Republic Act No. 7279.



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

Section 3. Definition of Terms.

1. **Community Maintenance Fee** — refers to the regulatory fee imposed by the City Government on any person who constructs, causes the construction of, occupies, or uses an illegal structure, for the purpose of covering inspection, monitoring, enforcement, and administrative costs related to illegal structures, and to support socialized housing and urban management programs of the City Government.
2. **Illegal Structure** — refers to any structure constructed without legal title, permit, or lawful authority, and not covered by any recognized tenancy, lease, usufruct, or lawful occupancy arrangement.
3. **Informal Settlers or Informal Settler Families (ISFs)** — refers to individuals or families who occupy or reside in land without legal title, ownership, lease agreement, or other legally recognized right to possess or occupy the land, including those who build structures on land they do not own, consistent with Republic Act No. 7279 or the Urban Development and Housing Act of 1992.
4. **Illegal Structure Occupant** — refers to any person, family, or entity occupying, residing in, using, or benefiting from an illegal structure, regardless of whether such person constructed the structure or not.
5. **Landowner** — refers to any individual, group, corporation, or legal entity holding legal title or recognized ownership over a parcel of land.
6. **Order of Payment** — refers to the official assessment issued by the City Government requiring payment of the Community Maintenance Fee pursuant to this Ordinance.
7. **Community Maintenance Fee Assessment** — refers to the determination made by the City Government regarding the amount of Community Maintenance Fee based on the size, nature, and classification of the illegal structure.
8. **Existing Illegal Structure** — refers to any illegal structure constructed prior to the effectivity of this Ordinance.
9. **New Illegal Structure** — refers to any illegal structure constructed after the effectivity of this Ordinance.
10. **Expansion** — refers to any addition, extension, modification, or improvement made to an existing illegal structure, whether vertical or horizontal.
11. **Danger Area** — refers to areas prone to natural or man-made hazards such as shorelines, riverbanks, waterways, esteros, road easements, and other areas declared unsafe by competent authorities, consistent with Republic Act No. 7279.





DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RAMON C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor



Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

12. **Implementing Offices** — refers to the offices tasked to implement this Ordinance, including but not limited to the Housing Urban Development and Resettlement Department (HUDRD), Office of the Building Official (OBO), City Environment Service Department (CESD), Business Permit and Licensing Department (BPLD), City Legal Service, and other relevant offices.

13. **Inspection** — refers to the conduct of assessment and evaluation by authorized city personnel to determine the condition, safety, and compliance status of illegal structures.

14. **Professional Squatter** — refers to individuals or groups defined under Republic Act No. 7279 who occupy lands without authority and who may be subject to applicable laws and regulations

Section 4. Implementing Offices. — The Housing, Urban Development, and Resettlement Department (HUDRD) shall serve as the primary implementing office of this Ordinance and shall be responsible for the identification, assessment, monitoring, and coordination of all activities related to the implementation of the Community Maintenance Fee.

The following offices shall assist the HUDRD in the implementation of this Ordinance:

- E-Governance Department** — for the development and maintenance of a database system for illegal structures, assessment tracking, and monitoring of payments;
- City Finance Department** — for billing, collection, accounting, and proper disposition of the Community Maintenance Fee;
- Business Permit and Licensing Department (BPLD)** — for coordination and verification of compliance with this Ordinance, where applicable;
- Office of the Building Official (OBO)** — for inspection, verification, and technical evaluation of illegal structures;
- City Environment Service Department (CESD)** — for environmental compliance, monitoring, and assessment of structures located in environmentally critical or hazard-prone areas; and
- Office of the City Legal Service (OCLS)** — for legal guidance, enforcement support, and preparation of necessary legal actions arising from the implementation of this Ordinance.



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. TABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

The specific duties and responsibilities of each implementing office shall be further defined in the Implementing Rules and Regulations (IRR).

Section 5. Guidelines for the Collection of the Community Maintenance Fee. — The following guidelines shall govern the assessment and collection of the Community Maintenance Fee:

- Coverage.** — All informal settler families (ISFs) and other persons occupying or constructing illegal structures within the territorial jurisdiction of the City of Bacoor shall be subject to assessment for the Community Maintenance Fee, subject to verification and validation by the Housing, Urban Development, and Resettlement Department (HUDRD).
- Illegal Structures Covered.** — All illegal structures, whether residential, commercial, industrial, temporary, or permanent, constructed on land not owned by the occupant regardless of whether the landowner consented to the erection of the structure or not, shall be subject to the Community Maintenance Fee.
- Implementing Office.** — The Housing, Urban Development, and Resettlement Department (HUDRD) shall serve as the primary implementing office and shall be responsible for identification, validation, documentation, assessment, and issuance of the corresponding Order of Payment.
- Masterlist of Informal Settler Families.** — Informal settler families identified during the implementation of this Ordinance but not included in the masterlist maintained by the Housing, Urban Development and Resettlement Department (HUDRD) and the City Social Welfare and Development Office (CSWDO) shall be included in the masterlist solely for monitoring, validation, planning, and regulatory purposes. Inclusion in the masterlist shall not automatically qualify any informal settler family as a beneficiary of any socialized housing, financial assistance, relocation, or other government program, which shall remain subject to the eligibility requirements prescribed under Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, and other applicable laws, rules, and regulations. The collection, processing, storage, maintenance, sharing, and disposal of personal information contained in the masterlist shall be undertaken in accordance with Republic Act No. 10173, otherwise known as the Data Privacy Act of 2012, its Implementing Rules and Regulations, and other applicable issuances of the National Privacy Commission. The HUDRD, CSWDO, and all other concerned City offices shall adopt appropriate organizational, physical, and technical measures to ensure the confidentiality, integrity, availability, and security of all personal information processed pursuant to this Ordinance.





DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. MANOLO S. GARVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. TABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RAMON C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor



5. **Documentary Requirements for Informal Settler Families.** — Informal settler families shall submit the following documentary requirements:

i. **Sworn Affidavit**, to be prepared by or in coordination with the Office of the City Legal Service, containing the following information:

1. Name of head of household
2. Permanent address, if available
3. Exact location of the illegal structure
4. Year when the structure was constructed
5. Names of occupants or residents
6. Estimated land area and floor area of the structure
7. Statement acknowledging that the structure was built on land not owned by the occupant
8. Undertaking to comply with applicable laws and regulations

ii. One (1) valid government-issued identification card of the head of household.

6. **Documentary Requirements for Occupants of Illegal Structures.** — Any person who constructs, occupies, or uses an illegal structure shall submit the following:

i. **Sworn Affidavit**, to be prepared by or in coordination with the Office of the City Legal Service, containing:

1. Name of occupant
2. Permanent address, if available
3. Exact location of the illegal structure
4. Year of construction
5. Estimated land area and floor area
6. Statement acknowledging that the structure was built or occupied on land not owned by the occupant
7. Undertaking to comply with applicable laws and regulations

ii. One (1) valid government-issued identification card.

7. **Assessment, Verification, and Validation.** — The HUDRD, in coordination with the Office of the Building Official, CESD, and concerned barangays, shall conduct verification and validation of all submitted documents prior to issuance of the Order of Payment.

8. **Review and Appeal.** — Any person assessed under this Ordinance may file a written request for review or reconsideration before the Housing, Urban Development, and Resettlement Department (HUDRD) within fifteen (15) working days from receipt of the assessment or Order of Payment.



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLIANTES JR.
City Councilor

HON. RAMDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

The HUDRD shall evaluate the request, conduct further validation when necessary, and issue a written resolution within a reasonable period.

Pending review, no coercive enforcement action shall be implemented except when necessary to address imminent threats to public safety, health, or environmental protection.

9. **Non-Legalization Clause.** — Payment of the Community Maintenance Fee shall not legalize the illegal structure nor grant ownership or possessory rights over the land.

10. **Humane Implementation.** — Implementation of this Ordinance shall be conducted in a humane manner, consistent with Republic Act No. 7279 and applicable laws protecting informal settler families.

Section 6. Amount of Fee; Allocation. — The Community Maintenance Fee shall be imposed based on the floor area and estimated land area of the illegal structure, as follows:

- One Hundred Pesos (P100.00) for every twenty (20) square meters or fraction thereof of floor area; and
- An additional One Hundred Pesos (P100.00) for every twenty (20) square meters or fraction thereof of land area occupied in excess of twenty (20) square meters.

The Community Maintenance Fee shall be assessed and collected annually.

The amount of the Community Maintenance Fee shall be reasonable and regulatory in nature and shall not be construed as legalizing illegal structures or granting ownership or possessory rights over the land or structure.

The proceeds from the Community Maintenance Fee shall be allocated as follows:

- A portion shall be utilized to defray the cost of inspection, monitoring, enforcement, and administrative expenses related to the implementation of this Ordinance, including safety inspections, environmental compliance monitoring, and data management; and
- The remaining portion shall be deposited in the General Fund of the City Government of Bacoor, and may be appropriated to support socialized housing, urban development, and related programs, subject to applicable budgeting, accounting, and auditing rules and regulations.





DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. MANOLO S. GAVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
City Councilor

HON. LEY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. TABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

The allocation of funds shall be determined through the annual budget process upon the recommendation of the City Building Official, City Fire Marshal, City Budget Officer, City Accountant, and the Housing, Urban Development, and Resettlement Department (HUDRD), subject to approval of the City Mayor.

Section 7. Prohibition Against Construction of Additional Structures and/or Expansion of Existing Structures. Despite payment of the Community Maintenance Fee, no additional structure shall be added to the illegal structure declared in the Sworn Affidavit. Neither shall the illegal structure be expanded either vertically or horizontally. Any structure constructed in violation of this provision shall be considered a public nuisance and shall be subjected to demolition subject to due notice, consultation, and relocation requirements under Republic Act No. 7279.

Section 8. Barangay Coordination and Compliance Monitoring. — Barangays within the territorial jurisdiction of the City of Bacoor are encouraged to coordinate with the Housing, Urban Development, and Resettlement Department (HUDRD) in monitoring compliance with this Ordinance.

Where applicable, barangays may advise applicants covered by this Ordinance to coordinate with the HUDRD for proper assessment, validation, and compliance.

Non-payment of the Community Maintenance Fee shall not automatically prevent the issuance of barangay certifications or clearances required for employment, medical, educational, humanitarian, emergency, or other lawful purposes, subject to existing laws, rules, and regulations.

Section 9. Implementing Rules and Regulations. The Office of the City Legal Service, in coordination with the City Administrator's Office, OBO, and the HUDRD, is mandated to submit the Implementing Rules and Regulations of this Ordinance to the City Mayor not later than sixty days after the date of effectivity hereof. Any section herein may be expounded further in the IRR. The IRR shall be written in Taglish (Tagalog-English) or in Tagalog.

Section 10. Public Information Campaign. The City Information and Community Relations Department, the HUDRD, and CSWDO shall formulate a public information campaign designed to improve the public's understanding of the various provisions of this Ordinance and the reasons why it was approved. The said public information campaign shall be subject to the approval of the City Mayor and shall be launched not later than ten (10) days after the date of effectivity of this Ordinance.

Section 11. Penalties. Any person who violates any provision of this Ordinance or its Implementing Rules and Regulations shall be subject to the following graduated penalties:





DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:
MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:
HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:
HON. CATHERINE SARINO-EVARISTO
Acting City Mayor



- First Offense — Written Warning and mandatory compliance within a reasonable period to be determined by the implementing office;
- Second Offense — Administrative fine of Two Thousand Five Hundred Pesos (P2,500.00);
- Third and Subsequent Offenses — Administrative fine of Five Thousand Pesos (P5,000.00), without prejudice to the filing of appropriate administrative, civil, or criminal action in accordance with applicable laws.

For purposes of this Ordinance, imprisonment shall not be imposed except in cases involving fraud, misrepresentation, obstruction of lawful inspection, deliberate refusal to comply after repeated notices, or where the violation is committed by professional squatters or syndicates as defined under Republic Act No. 7279.

Any employee of the City Government, barangay, or national government agency within the jurisdiction of the City of Bacoor who violates this Ordinance through abuse of authority, issuance of unauthorized clearances, falsification of records, or other similar acts shall be subject to administrative penalties in accordance with applicable civil service laws, rules, and regulations, without prejudice to the filing of appropriate criminal or civil charges.

The imposition of penalties under this Section shall be without prejudice to the enforcement of other applicable laws, ordinances, rules, and regulations.

Notwithstanding the foregoing, the City Mayor may, upon written application and for meritorious reasons, grant a partial reduction or remission of the administrative fines imposed under this Ordinance, subject to the recommendation of the Housing, Urban Development and Resettlement Department (HUDRD), the City Social Welfare and Development Office (CSWDO), and the Office of the City Legal Service (OCLS), and in accordance with the standards and procedures prescribed in the Implementing Rules and Regulations. Such authority shall be exercised only in cases involving indigency, humanitarian considerations, supervening events, natural or man-made calamities, or other analogous circumstances, and shall not operate to condone or legalize any violation of this Ordinance or exempt any person from compliance with applicable laws and regulations.

Section 12. Humane Implementation. The implementation of this Ordinance shall be conducted in a humane manner, consistent with Republic Act No. 7279, ensuring that informal settler families are not arbitrarily displaced and are afforded due process and access to relocation and socialized housing programs.



Republic of the Philippines
Province of Cavite
CITY OF BACOOR

Office of the Sangguniang Panlungsod



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

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

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. TABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLIANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor-ABC President

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

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor



Section 13. Repeal. All ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed or modified accordingly.

Section 14. Separability. In case any provision of this Ordinance is declared void by a court of law, the remaining provisions hereof not affected by the said declaration shall remain valid.

Section 15. Effectivity. This Ordinance shall become effective immediately after it has been published at least once in a newspaper of general circulation within the City of Bacoor, Cavite.

APPROVED this 6th day of July 2026 at the City of Bacoor, Cavite.

I hereby certify that this Ordinance was duly approved by the 6th Sangguniang Panlungsod in accordance with law.

Certified:

HON. MIGUEL N. BAUTISTA
Acting City Vice Mayor

Attested:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Approved:

HON. CATHERINE SARINO-EVARISTO
Acting City Mayor

Date of Approval: 13 JUL 2026

