



CITIZEN'S CHARTER NO. RO-L-04. APPLICATION FOR FREE PATENT (RESIDENTIAL)

Free Patent Application is a mode of acquiring ownership of a certain parcel of alienable and disposable land.

Office or Division:	Regulation and Permitting Section, DENR CENRO to PENRO	
Classification:	Highly Technical (Multi-Stage Processing)	
Type of Transaction	G2C - Government to Citizen	
Who may avail:	All natural born and naturalized Filipino	
CHECKLIST OF REQUIREMENTS		WHERE TO SECURE
1. Duly accomplished Free Patent Application and prescribed forms (1 original)	Concerned CENR Office	
2. Any document showing identity of land and claims of ownership	Land Owner/LGU	
• Tax declaration (1 certified copy)	Assessor's Office	
• Deed of Sale (1 photocopy, present original copy) *if applicable	Land Owner, Notary Public, or LGU	
• Extra Judicial Settlement (1 photocopy) *if applicable	Land Owner, Notary Public, or LGU	
• Waiver of Rights (1 photocopy) *if applicable	Land Owner, Notary Public, or LGU	
3. Certification from the Municipal Circuit/Regional Trial Court (MCTC/RTC) concerned that there is no pending land registration case involving the parcel being applied for (1 original, 1 photocopy)	Land Owner, or Municipal Circuit/Regional Trial Court (MCTC/RTC) having Jurisdiction	
4. Approved Survey Plan with Technical Description/Form V37 (if covered with isolated survey) (1 certified copy)	Concerned CENR Office	
5. Certification of status of land from LRA, if the municipality is under cadastral proceedings or if there is an old survey (Private and Original Survey) (1 photocopy)	Land Registration Authority (LRA) Central Office, Quezon City	
6. Certification that the land applied for is alienable and disposable (1 original, 1 photocopy)	Concerned CENR Office	



7. Documentary Stamp (4 pieces) (2-Affidavits, 1-Application Form, 1-Notice of Posting)	BIR, Post Office, DENR
8. Certification from LGU that the area applied for is zoned as Residential (1 original), or approved CLUP, if applicable (1 photocopy)	LGU
9. Latest photograph of land and house (preferably geo-tagged)	Land owner

CLIENT STEPS	AGENCY ACTION	FEES TO BE PAID	PROCESSING TIME	PERSONS RESPONSIBLE
CENRO				
1. Submit accomplished Application Form to the CENR Office with complete supporting requirements	1. Check completeness of application. If found in order, register, allocate, index and assign application number. Scan, encode and upload records in LAMS.	None	3 hours	<i>LMO /</i> RPS <i>Staff</i> CENRO Records Unit
1.1. None	1.1. Prepare Order of Payment and forward the same to client	None	30 min.	<i>Staff</i> CENRO Records Unit
2. Receive Order of Payment and pay corresponding fees	2. Accept payment, issue Official Receipt (OR) to the applicant	Php 50.00 Application Fee	30 min.	Bill collector Cashier
3. Receive (OR) and forward the same to Records	3. Accept OR, indicate OR number, amount paid, and date in the application form	None	1 hour	<i>Staff</i>



Unit/Section	and forward the application to Chief, RPS			CENRO Records Unit
3.1. None	3.1. Review application. Assign Land Management Inspector (LMI)/Deputized Public Land Inspector (DPLI) for inspection/investigation	None	3 hours	Chief RPS
3.2. None	3.2. Prepare posting of notices at the barangay, municipal, or provincial hall where the property is situated.	None	1 day	LMI/DPLI CENR Officer CENRO
3.3. None	3.3. Travel to the barangay, municipality or province.	None	2 days	LMI/DPLI CENRO
3.4. None	3.4. Posting of Notices in the Barangay Hall.	None	15 days (per DAO 2010-12)	LMI/DPLI CENRO
3.5. None	3.5. Get the signed proof of posting from the Barangay fifteen (15) days after posting.	None	3 days	DPLI/LMI CENRO
3.6. None	3.6. Conduct investigation on the land being applied for. Prepare, sign and submit investigation report, and forward to LMO I.	None	30 days	LMI/DPLI CENRO



3.7. None	3.7. Screen the carpeta and prepare V37/certified lot data computation, Order of Award, and Judicial Form, and forward to Geodetic Engineer (GE).	None	10 days	<i>LMO I/Cartographer/ Encoder whoever is available</i> RPS
3.8. None	3.8. Verify and certify the correctness of the Technical Description and forward to Chief, RPS	None	5 days	<i>GE</i> RPS
3.9. None	3.9. Do final screening of carpeta and forward to CENRO for recommendation.	None	5 days	<i>Chief</i> RPS
3.10. None	3.10. Review and initial file copy of Patent and Sign Indorsement to PENRO for approval.	None	3 days	<i>CENR Officer</i> CENRO
3.11. None	3.11. Transmit carpeta to PENRO	None	3 days or less depending on the location of the PENR Office	<i>Records Officer</i> CENRO Records Unit
PENRO				
3.12. None	3.12. Receive the carpeta and forward to Chief, RPS. Update data in LAMS, if applicable.	None	2 hours	<i>Records Officer</i> PENRO Records Section
3.13. None	3.13. Receive and review the	None	2 hours	<i>Chief</i>



	carpeta, and forward to Chief, Technical Services Division (TSD).			RPS
3.14. None	3.14. Do the final review of carpeta, initial file copy of Free Patent, and forward to PENRO for approval of application and issuance of Patent.	None	2 days	<i>Chief</i> TSD
3.15. None	3.15. Review and sign Order of Approval and Free Patent. Forward to PENRO Records for numbering.	None	2 days	<i>PENR Officer</i> PENRO
3.16. None	3.16. Assign Patent Number/ Indexing, prepare transmittal letter and forward to PENRO for signature.	None	2 hours	<i>Records Officer/Staff</i> PENRO Records Section
3.17. None	3.17. Sign transmittal letter and forward to PENRO records for transmittal to Registry of Deeds (ROD).			<i>PENR Officer</i> PENRO
3.18. None	3.18. Scan the order of Approval, signed Free Patent and transmittal letter. Upload to Land Administration and	None	5 days	<i>Liaison Officer</i> PENRO Records Section



	<p>Management System (LAMS).</p> <p>Transmit documents to ROD, and copy furnish the client.</p>			
<i>CENRO SUB-TOTAL</i>		<i>Php 50.00</i>	<i>78 days (+ up to 32 additional processing days due extreme case were corrections or revisions on the details of the patentee needs to be done or when the signatories are suddenly replaced which will result into further review)</i>	
<i>PENRO SUB-TOTAL</i>		<i>None</i>	<i>10 working days</i>	
TOTAL:		<p>Php 50.00 Application Fee</p> <p>+ Transfer fee of Php 100.00 for lands not exceeding 1,000 sq. m., if applicable</p> <p>TOTAL</p>	125 days maximum	



	Php 50.00 – 150.00	
If the approving authority is the PENRO		
Processing of Patent	– 120 calendar days	
Review, Approval/Disapproval of patent	– 5 calendar days	
Transmittal to ROD	– 5 calendar days	
If the approving authority is the Regional Executive Director (RED)		
Processing of Patent	– 110 calendar days	
Review, Approval/Disapproval of patent	– 25 calendar days	
Transmittal to ROD	– 10 calendar days	
If the approving authority is the DENR Secretary		
Processing of Patent	– 90 calendar days	
Review, Approval/Disapproval of patent	– 35 calendar days	
Transmittal to ROD	– 15 calendar days	

This service is under the following laws:

- *Republic Act No. 10023 or “An Act Authorizing the Issuance of Free Patents to Residential Lands” (2009)*

Notes:



- *Transfer fee shall be paid when the lot is transferred during the processing of the application. The fee shall be paid based on where the application is being processed during the transfer i.e. CENR or PENR Office.*
- *One (1) application per applicant for Residential Free Patent.*
- *The maximum area for the application of Residential Free Patent is:*
 - *200 sq. m. for highly urbanized cities*
 - *500 sq. m. for other cities*
 - *750 sq. m. for first to second class municipalities*
 - *1,000 sq. m. for third and below/all others.*
- *Per RA No. 10023, the **CENR Office is allowed a maximum of 120 calendar days** to process the application of RFPA, while the **PENR Officer is allowed a maximum of five (5) working days** to do the same.*