



REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
(LAND REGISTRATION AUTHORITY)  
East Avenue cor. NIA Road  
Quezon City



MEMORANDUM

TO : THE REGISTRARS OF DEEDS  
ACTING REGISTRARS OF DEEDS  
OIC-REGISTRARS OF DEEDS  
ALL CONCERNED

SUBJECT : Republic Act 11231 or the  
Agricultural Free Patent Reform Act

DATE : 28 June 2019

**Sections 2, 3 and 4 of the Republic Act 11231 or the Agricultural Free Patent Reform Act, provide:**


*"Section 2. It is the declared policy of the State to remove the restrictions on free patents to allow the efficient and effective utilization of these lands in order to contribute to wealth creation, entrepreneurship, and economic development.*

*Section 3. Agricultural public lands alienated or disposed in favor of qualified public land applicants under Section 44 of Commonwealth Act No. 141, as amended, shall not be subject to restrictions imposed under Sections 118, 119 and 121 thereof regarding acquisition, encumbrances, conveyances, transfers, or dispositions. Agricultural free patent shall now be considered as title in fee simple and shall not be subject to any restriction on encumbrance or alienation.*

*Section 4. This Act shall have retroactive effect and any restriction regarding acquisitions, encumbrances, conveyances, transfers, or dispositions imposed on agricultural free patents issued under Section 44 of Commonwealth Act No. 141, as amended, before the effectivity of this Act shall be removed and are hereby immediately lifted: Provided, That nothing in this Act shall affect the right of redemption under Section 119 of Commonwealth Act No. 141, as amended, for transactions made in good faith prior to the effectivity of this Act."*

In line with the passage of Republic Act 11231, which is an amendment to Commonwealth Act No. 141 (the general law governing the classification, delimitation, survey, and disposition of alienable lands of the public domain), restrictions imposed under Sections 118, 119 and 121 of Commonwealth Act No. 141 regarding acquisitions, encumbrances, conveyances, transfers, or dispositions of agricultural free patents issued under Section 44 of the same Act shall cease to have force and effect. Thus, effective immediately, all concerned are hereby advised to bear this new law in mind in the processing of transactions involving the acquisition, encumbrance, conveyance, transfer, or disposition of lands covered by agricultural free patents. The RD Operations Committee is likewise directed to initiate the necessary adjustments in the PHILARIS-RD system to remove the requirement for a DENR Certification for the purpose.

For information and compliance.

  
RENATO D. BERMEJO  
Administrator

Copy furnished:

Dep. Adm. Robert Nomar V. Leyretana, CESO II  
Dep. Adm. Ronald A. Ortile, CESO II  
Atty. Raymond Ramos  
Chairman, RD Operations Committee

CERTIFIED TRUE COPY

  
NORILYN T. TOMAS  
Chief, Central Records Section



SEC. 3. Agricultural public lands alienated or disposed in favor of qualified public land applicants under Section 44 of Commonwealth Act No. 141, as amended, shall not be subject to restrictions imposed under Sections 118, 119 and 121 thereof regarding acquisitions, encumbrances, conveyances, transfers, or dispositions. Agricultural free patent shall now be considered as title in fee simple and shall not be subject to any restriction on encumbrance or alienation.

SEC. 4. This Act shall have retroactive effect and any restriction regarding acquisitions, encumbrances, conveyances, transfers, or dispositions imposed on agricultural free patents issued under Section 44 of Commonwealth Act No. 141, as amended, before the effectivity of this Act shall be removed and are hereby immediately lifted: *Provided*, That nothing in this Act shall affect the right of redemption under Section 119 of Commonwealth Act No. 141, as amended, for transactions made in good faith prior to the effectivity of this Act.

SEC. 5. If any provision or part of this Act is declared invalid or unconstitutional, the remaining parts or provisions not affected shall remain in full force and effect.

SEC. 6. All laws, decrees, orders, rules, regulations, circulars and other issuances or parts thereof which are inconsistent with this Act are hereby repealed, amended or modified accordingly.

SEC. 7. This Act shall take effect fifteen (15) days after its publication in the *Official Gazette* or in a newspaper of general circulation.

Approved,

GLORIA MACAPAGAL-ARROYO  
*Speaker of the House of Representatives*

VICENTE C. SOTTO III  
*President of the Senate*

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NORILYN T. TOMAS  
*Chief, Central Records Section*

This Act which is a consolidation of Senate Bill No. 1454 and House Bill No. 8078 was passed by the Senate and the House of Representatives on December 6, 2018 and December 10, 2018, respectively.

MYRA MARIE D. VILLARICA  
*Secretary of the Senate*

DANTE ROBERTO P. MALING  
*Acting Secretary General House of Representatives*

Approved: FEB 22 2019



RODRIGO ROA DUTERTE  
*President of the Philippines*



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