

**NATIONAL HUMAN SETTLEMENTS BOARD
RESOLUTION NO. 2024-01**

**RENT CONTROL COVERING THE
PERIOD JANUARY 1, 2025 TO DECEMBER 31, 2026**

WHEREAS, Republic Act No. 9653, otherwise known as the “Rent Control Act of 2009”, declares as a policy the State’s continuing program of encouraging the development of affordable housing to protect housing tenants in the lower-income brackets and other beneficiaries from unreasonable rent increases;

WHEREAS, pursuant to Section 6 of Republic Act No. 9653, the Housing and Urban Development Coordinating Council (HUDCC) is authorized to regulate the rental rates of certain residential units; determine the period of regulation and its subsequent extensions, if warranted; determine the residential units covered; and adjust the allowable limit on rental increases per annum, taking into consideration, among others, the Philippine Statistics Authority (PSA) census on rental units, prevailing rental rates, monthly inflation rate on rentals and rental price index of the immediately preceding year;

WHEREAS, pursuant to Section 4 of Republic Act No. 11201, or the “Department of Human Settlements and Urban Development (DHSUD) Act”, DHSUD is created through the consolidation of the HUDCC and the Housing and Land Use Regulatory Board and act as the primary national government entity responsible for the management of housing, human settlement, and urban development, primarily focusing on the access to and affordability of basic human needs.

WHEREAS, pursuant to Section 21 of Republic Act No. 11201, the National Human Settlements Board, shall act as the single policy-making body and provide overall policy directions and program development to the different attached shelter agencies of the DHSUD;

WHEREAS, the year-on-year headline inflation decreased to 2.3 percent for all income households, including the bottom 30 percent, in October 2024.

WHEREAS, based on the 2023 merged Family Income and Expenditure Survey – Labor Force Survey, 5.43 percent of the total number of families in the Philippines are renting, with 94.89 percent of them paying PHP 10,000 or less for rent;

WHEREAS, only 12 percent of renters belong to the bottom 30 percent of income earners, and around three percent of families experience unreasonable rent burden¹;

¹ [Unreasonable rent burden](#) is experienced if household spends more than 30 percent of their total household income on rent.

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WHEREAS, lower-income renters are particularly vulnerable to price shocks. Rent control would continue to provide a buffer for households with limited capacity to absorb rising living costs;

WHEREAS, the continuation of the rental regulation will provide protection to renting families by ensuring their tenure and the affordability of rental premises;

WHEREAS, Section 16 of RA No. 9653 mandates DHSUD and its attached agencies to formulate and implement a two (2)-year transition program prior to regulation-free housing market to provide safety measures to cushion such impact;

WHEREAS, upon the recommendation of the National Economic and Development Authority, the maximum percentage increase of monthly rental rates for 2025 be capped at 2.3 percent;

WHEREFORE, pursuant to the foregoing, the National Human Settlements Board (NHSB) hereby **RESOLVES**, as it is hereby **RESOLVED**, to continue the rental regulation for any **residential unit with monthly rental rate of PHP 10,000 and below from January 1 to December 31, 2025, that for as long as the unit is occupied by the same lessee, the rent shall not be increased by more than 2.3 percent for the same period.**

RESOLVED FURTHER, that for any **residential units with monthly rental rate of PHP 10,000 and below from January 1 to December 31, 2026, and that for as long as the unit is occupied by the same lessee, the rent shall not be increased by more than one percent for the same period.**

PROVIDED, that when the residential unit becomes vacant in 2025 or 2026, the lessor may set the initial rent for the next lessee, provided that in case of boarding houses, dormitories, rooms, and bed spaces offered for rent to students, no increase in rent more than once a year shall be allowed;

RESOLVED FURTHER, that rental regulation shall not apply to new residential units offered for lease, which will be constructed after the approval of this Resolution.

RESOLVED FURTHER, that as part of the transition, the DHSUD shall conceptualize within the first semester of 2025 alternative measures such as rental housing assistance and public rental housing, which can be implemented in collaboration with LGUs.

APPROVED, this _____ day of _____ 2024, in Quezon City, Philippines.

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