



OFFICE OF THE SANGGUNIANG BAYAN

Explanatory Note

WHEREAS, in view of the completion of the construction of the Commercial Building, the 1st and 2nd floors as business stalls and the third floor as a multi-purpose hall furnished with furniture and fixtures for various affairs. There is need to impose and collect regulatory fees (rights and rentals) from business occupants for the 1st and 2nd floors and as recovery measure of electricity consumption and maintenance cost for the 3rd floor.

WHEREAS, upon the recommendation of the Local Finance Committee and the Municipal Development Council, the Committee on Ways and Means recommended the collection of rights and rentals for the use of the stalls and the multi-purpose hall of the New Commercial Building, and Farmers' Trading Center II.

ORDINANCE NO. 2020-150

Author: Hon. Roxanne M. Dangle

Co-Authors: Hon. Olympio O. Millares, Hon. Jojo O. Ominga
Hon. Claudio O. Galos, Jr., Hon. William O. Agtarap
Hon. Mario R. Directo, Hon. Pablito T. Puclay
and Hon. Ronald Jake O. Rodriguez

AN ORDINANCE AMENDING CHAPTER VIII, MUNICIPAL CHARGES OF ORDINANCE NO. 2016-128 OTHERWISE KNOWN AS THE REVISED REVENUE CODE OF THE MUNICIPALITY OF SANTOL, LA UNION, INCORPORATING THE PROVISIONS IMPOSING FEES FOR THE USE/OCCUPANCY OF THE NEW COMMERCIAL BUILDING (BESIDE PUBLIC PLAZA), AND FARMERS' TRADING CENTER II, THIS MUNICIPALITY.

BE IT ORDAINED by the Sangguniang Bayan of Santol, La Union in session duly assembled that:

SECTION 1. Chapter VIII, Municipal Charges, is hereby amended to include the following provisions:

**ARTICLE P
NEW COMMERCIAL BUILDING STALLS (BESIDE PUBLIC PLAZA)**

Section VIIP.01. There shall be collected from any person duly awarded to occupy the stalls as follows:

A. NEW COMMERCIAL BUILDING STALLS (BESIDE PUBLIC PLAZA)

STALL	RIGHTS	RENTALS
1 st Floor (front facing provincial road/north and south wing)	Php1,200.00/sq. m.	Php50.00/sq.m.
1 st Floor (back or east side)	850.00/sq. m.	Php50.00/sq.m.
2 nd Floor (front and back)	850.00/sq.m.	Php50.00/sq.m.
3 rd Floor (Multi-Purpose Hall)	No rights fee	Refer to 2016 Revised Revenue Code, page 68, Article F

SECTION VIIIIP.2. Time and Manner of Payment.

MONTHLY RENTAL FEE for the stalls shall be payable every first twenty (20) days of the month, with a grace period of five (5) days.

RIGHTS FEE is a one-time payment

RENEWAL FEE - payable every ten (10) years.

SECTION VIIIIP.3 - Pre-Requisites - In order to qualify for the privilege of leasing stalls the prospective lessees or applicants shall file an application at the Mayor's Office.

Upon receipt of the Award for a stall, execute a contract of lease with the Municipality of Santol, La Union, represented by the Municipal Mayor, wherein he covenants and agrees:

1. To pay monthly rentals in advance within the first ten (10) days upon receipt of the Award for the initial month of occupancy and every month thereafter;
2. To pay all billings and charges for services such as electricity installed in his stall;
3. If required in accordance with plans and specifications that steel doors, windows and ceiling are to be constructed/installed, to install, construct at his own expense or for his own account and not subject to reimbursement, such construction/installation aforesaid, strictly in accordance with plans and specifications on file with the Office of the Municipal Mayor or his duly authorized representative; and
4. To abide and strictly comply with all sanitary laws, rules and regulations, as well as all other laws and market ordinances and regulations, as well as all other laws and market ordinances promulgated by duly constituted authorities applicable to the operation of his business.

SECTION VIIIIP.4 - Rules And Regulations Covering The Use And Operations Of New Commercial Building Stalls - In addition to the rules and regulation set forth under Article A, the rules and regulations covering the use and operation of the new commercial building, the following shall apply:

1. The stalls shall only be allowed for dry goods, cafes, fitness gyms, offices, bank institutions and the like. The lessee shall use a separate warehouse if his business requires;
2. Should the lessee fails to pay his/her monthly rental for two months, it would result to the forfeiture of his/her right to further occupy the stall leased and that it is considered vacant and the Municipal Government shall have all the right to lease it again to other interested parties;
3. All transactions between the old lessee and his successor shall be coursed through to the Municipal Treasurer Office and the Office of the Mayor;

4. That the lessee shall not utilize the stalls or any portion thereof as her/his dwelling place or that of his/her family;
5. That the lessee shall utilize the rented stall for active business, otherwise, if at any given time for a period of one (1) month, the same shall be dormant and or closed for business, the Municipal Government shall have the right to recall the award and give it to other interested parties; and
6. That the terms of the contract shall exist until otherwise terminated at the option of the lessee and renewable every year effective on the execution of the contract, provided however, that the lessee shall not violate any of the terms of the contract, in which case the contract shall be automatically terminated.

**ARTICLE Q
FARMERS' TRADING CENTER II**

SECTION VIIIQ.01. There shall be collected from any person duly awarded to occupy the stalls as follows:

RIGHTS FEE	-	Php600.00/sq.m.
RENTAL	-	500.00/mo.

SECTION VIIIQ.2. Time and Manner of Payment.

MONTHLY RENTAL FEE for the stalls shall be payable every first twenty (20) days of the month, with a grace period of five (5) days.

RIGHTS FEE is a one-time payment

RENEWAL FEE - payable every ten (10) years.

SECTION VIIIQ.3 - Pre-Requisites - In order to qualify for the privilege of leasing stalls the prospective lessees or applicants shall file an application at the Mayor's Office.

Upon receipt of the Award for a stall, execute a contract of lease with the Municipality of Santol, La Union, represented by the Municipal Mayor, wherein he covenants and agrees:

1. To pay monthly rentals in advance within the first ten (10) days upon receipt of the Award for the initial month of occupancy and every month thereafter;
2. To pay all billings and charges for services such as electricity installed in his stall;
3. If required in accordance with plans and specifications that steel doors, windows and ceiling are to be constructed/installed, to install, construct at his own expense or for his own account and not subject to reimbursement, such construction/installation aforesaid, strictly in accordance with plans and specifications on file with the Office of the Municipal Mayor or his duly authorized representative; and

4. To abide and strictly comply with all sanitary laws, rules and regulations, as well as all other laws and market ordinances and regulations, as well as all other laws and market ordinances promulgated by duly constituted authorities applicable to the operation of his business.

SECTION VIIIQ.4 - Rules And Regulations Covering The Use And Operations Of Farmers' Trading Center II Stalls - In addition to the rules and regulation set forth under Article A, the rules and regulations covering the use and operation of the new commercial building, the following shall apply:

1. The stalls shall only be allowed for warehouse, eateries, and vending cook food;
2. Should the lessee fails to pay his/her monthly rental for two months, it would result to the forfeiture of his/her right to further occupy the stall leased and that it is considered vacant and the Municipal Government shall have all the right to lease it again to other interested parties;
3. All transactions between the old lessee and his successor shall be coursed through to the Municipal Treasurer Office and the Office of the Mayor;
4. That the lessee shall not utilize the stalls or any portion thereof as her/his dwelling place or that of his/her family;
5. That the lessee shall utilize the rented stall for active business, otherwise, if at any given time for a period of one (1) month, the same shall be dormant and or closed for business, the Municipal Government shall have the right to recall the award and give it to other interested parties; and
6. That the terms of the contract shall exist until otherwise terminated at the option of the lessee and renewable every year effective on the execution of the contract, provided however, that the lessee shall not violate any of the terms of the contract, in which case the contract shall be automatically terminated.

SECTION 2. Repealing Clause. All Tax Ordinances of the Municipality of Santol or portions thereof inconsistent with the provisions of this Ordinance shall be deemed repealed or modified accordingly.

SECTION 3. Effectivity. This Ordinance shall take effect upon approval.

APPROVED.

CARRIED BY THE VOTE OF:

ABSENT	:	None
AFFIRMATIVE	:	SBM Jojo O. Ominga, SBM Claudio O. Galos, Jr., SBM Editha R. Millares, SBM William O. Agtarap, SBM Olympio O. Millares, SBM Loreto A. Wailan, SBM Roxanne M. Dangle, SBMTirso A. Ledda, ABCP Mario R. Directo, SKFP Ronald Jake O. Rodriguez, IPMR Pablito T. Puclay
NEGATIVE	:	None
DATE OF PASSAGE	:	September 22, 2020
COMMENTS	:	Enacted during the Third Reading

I HEREBY CERTIFY to the correctness of the above-quoted ordinance, which was enacted during the Third Reading.

ERLINDA N. ARELLANO
Secretary to the Sangguniang Bayan

ATTESTED BY:

JOJO O. OMINGA
Sangguniang Bayan Member

CLAUDIO O. GALOS, JR.
Sangguniang Bayan Member

EDITHA R. MILLARES
Sangguniang Bayan Member

WILLIAM O. AGTARAP
Sangguniang Bayan Member

OLYMPIO O. MILLARES
Sangguniang Bayan Member

LORETO A. WAILAN
Sangguniang Bayan Member

ROXANNE M. DANGLE
Sangguniang Bayan Member

TIRSO A. LEDDA
Sangguniang Bayan Member

MARIO R. DIRECTO
ABC President

PABLITO T. PUCLAY
Indigenous Peoples Mandatory Rep.

RONALD JAKE O. RODRIGUEZ
SK Federation President

MONICO O. ORIENTE, JR
Municipal Vice Mayor/Presiding Officer

Approved this 29th day of September, 2020.

ENGR. MAGNO A. WAILAN
Municipal Mayor

CERTIFICATION

I HEREBY CERTIFY that a Public Hearing was conducted last September 21, 2020 on the above-mentioned ordinance.

ERLINDA N. ARELLANO
Secretary to the Sangguniang Bayan