



NOTICE OF PAYMENT OF REAL PROPERTY TAX IN MUNTINLUPA CITY FOR THE CALENDAR YEAR 2025

Notice is hereby given to all real property owners in Muntinlupa City that pursuant to Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and Ordinance Numbers 93-35, 02-076, & 17-123 as amended, known as the Muntinlupa Revenue Code, the basic real property tax on real property at the rate of one and one half percent (1 ½%) on the assessed value of residential and agricultural properties, two percent (2%) on the assessed value of commercial, industrial and special real properties and one half percent (1/2%) on the assessed value of idle lands of residential and agricultural properties and two percent (2%) on the assessed value of idle land of commercial. Industrial and special properties plus and an additional one percent (1%) for the Special Education Fund (SEF), shall become due and payable on the first day of January, 2025. The said taxes may however be paid in four (4) equal installments without interest at the option of the taxpayers, which is as follows:

- 1st Installment – on or before March 31, 2025
- 2nd Installment – on or before June 30, 2025
- 3rd Installment – on or before September 30, 2025
- 4th Installment – on or before December 31, 2025

Taxpayers with no delinquency, who shall pay their real property taxes in full on or before March 31, 2025, are entitled to a TEN PERCENT (10%) DISCOUNT. Those who opt to pay quarterly are also entitled to a TEN PERCENT (10%) DISCOUNT if they pay on or before the above mentioned dates.

Upon the expiration of the periods given, an interest of TWO PERCENT (2%) per month not to exceed THIRTY-SIX (36) MONTHS OR SEVENTY-TWO PERCENT (72%) shall be imposed upon delinquent properties for failure to pay the basic real property tax or any other tax levied under our Muntinlupa Revenue Code.

Taxpayers are encouraged to pay on time at the Muntinlupa City Treasurer's Office to avoid the application of the remedies for the collection of real property tax such as administrative action thru levy on real property or collection by judicial action.

December 9, 2024

Copy Furnished:

The Hon. Secretary of Finance, Manila
The Executive Director, Bureau of Local Government Finance
All Provincial, City and Municipal Treasurers of the Philippines
Honorable City Mayor Rozzano Rufino B. Biazon
Honorable City Vice Mayor Artemio A. Simundac
Members of the Muntinlupa City Council


ERWIN P. VIBORA
City Treasurer

