

# [ **PRESIDENTIAL DECREE NO. 27, October 21, 1972** ]

## **DECREEING THE EMANCIPATION OF THE TENANT'S FROM THE BONDAGE OF THE SOIL, TRANSFERRING TO THEM THE OWNERSHIP OF THE LAND THEY TILL AND PROVIDING THE INSTRUMENTS AND MECHANISM THEREFOR**

Inasmuch as the old concept of the land ownership by a few has spawned valid and legitimate grievances that gave rise to violent conflict and social tension,

The redness of such legitimate grievances being one of the fundamental objectives of the New Society,

Since Reformation must start with emancipation of the tiller of the soil from his bondage,

**NOW, THEREFORE, I FERDINAND E. MARCOS**, President of the Philippines, by virtue of the powers vested in me by the Constitution as Commander-in-Chief of all the Armed Forces of the Philippines, and pursuant to Proclamation No. 1081, dated September 21, 1972, and General Order No. 1 dated September 22, 1972, as amended do hereby decree and order the emancipation of all tenant farmers as this day, October 21, 1972;

This shall apply to all tenant farmers of private agricultural lands primarily devoted to rice and corn under a system of share-crop or lease-tenancy, whether classified as landed estate or not;

The tenant farmer, whether in land classified as landed estate or not, shall be deemed owner of a portion constituting a family-size farm of five (5) hectares if not irrigated and three (3) hectares if irrigated;

In all cases, the landowner may retain an area of not more than seven (7) hectares if such landowner is cultivating such area or will now cultivate it;

For the purpose of determining the cost of the land to be transferred to the tenant-farmer pursuant to this Decree, the value of the land shall be equivalent to two and one-half (2 1/2) times the average harvest of the three normal crop years immediately preceding the promulgation of this Decree;

The total cost of the land, including the interest at the rate of six (6) per centum per annum, shall be paid by the tenant in fifteen (15) years of fifteen (15) equal amortizations;

In case of default, the amortizations due shall be paid by the farmer's cooperative having a right of recourse against him;

The government shall guaranty such amortizations with shares of stock in government-owned and government-controlled corporations;

No title to the land owned by the tenant-farmers under this Decree shall be actually issued to a tenant-farmer unless and until the tenant-farmer become a full-fledge member of a duly recognized farmers' cooperative;