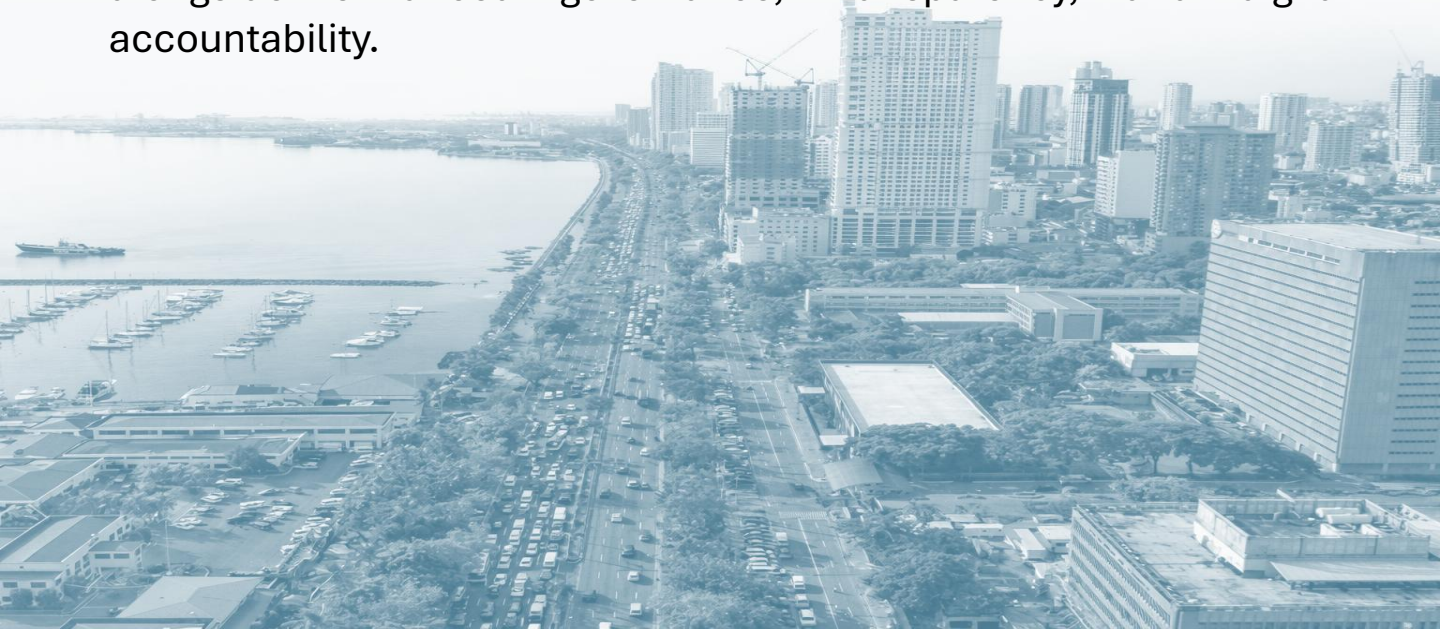


As of 26 February 2026

Updates on Key Structural Reforms in the Philippines

- The Administration's transformation agenda continues to gain momentum and support attainment of development goals.
- Over half of the priority bills under the Legislative-Executive Development Advisory Council (LEDAC)'s Common Legislative Agenda during the 19th Congress have been enacted into law. These measures aim to improve the country's investment climate and fiscal position, among others.
- For the 20th Congress, the President has approved an expanded set of priorities focused on social and economic transformation, alongside enhanced governance, transparency, and digital accountability.



Industry and Investments

Amendments to the Foreign Investors' Long-Term Lease Act:

Extends lease of private lands to foreigners to 99 years from 75 years

Amendments to the Right-of-Way Act (ARROW):

Fast-tracks acquisition of right-of-way through streamlined appropriation, updated valuation standards, inclusion of easements and temporary use, and promotion of digitalization, leading to accelerated implementation of infrastructure projects

Anti-Agricultural Economic Sabotage Act:

Imposes severe sanctions against smugglers, profiteers, hoarders, and cartels of agricultural and fishery products

Liberalized Renewable Energy Sector:¹

Allows 100% foreign ownership in exploration, development, and utilization of hydro, ocean/tidal, solar, and wind energy

Maharlika Investment Fund:

Establishes a sovereign wealth fund to invest in critical infrastructure projects, among others

Philippine National Nuclear Energy Safety Act:

Establishes Philippine Atomic Energy Regulatory Authority (PhilATOM) to ensure safe, secure, and peaceful nuclear energy use

¹Amended Implementing Rules and Regulations (IRR) of Renewable Energy (RE) Act via DOE Circular 2022-11-0034

ENACTED REFORMS

Industry and Investments

Public-Private Partnership Code of the Philippines (PPP Code):

Streamlines and strengthens PPP legal framework, enhancing clarity and predictability that aims to boost private sector participation

Value-Added Tax Refund Mechanism for Non-Resident Tourists Act:

Allows non-resident tourists to reclaim the 12% VAT on eligible goods bought in the Philippines if conditions are met, including making a minimum purchase of PHP3,000 per transaction at accredited stores and taking the goods out of the country within 60 days from date of purchase

Financial

Anti-Financial Account Scamming Act: Penalizes scammers and provides legislative support to financial institutions to combat proliferation of scammers

Capital Markets Efficiency Promotions Act: Harmonizes taxation on passive income by eliminating certain exemptions and aligning tax rates across financial instruments; modernizes the tax system on passive income, making it more competitive, regionally aligned, and investor friendly

ENACTED REFORMS

Fiscal

CREATE MORE Act: Enhances ease of doing business; clarifies VAT rules; provides more attractive tax incentives; strengthens governance and accountability; establishes transition rules for pre-CREATE registered business enterprises

Enhanced Fiscal Regime for Large-Scale Metallic Mining Act: Rationalizes taxation of mining sector, ensuring fairness, simplicity, and good governance

Ease of Paying Taxes Act: Modernizes tax administration; encourages proper and easy compliance; boosts revenue collection

Real Property Valuation and Assessment Reform Act: Broadens tax base used for property and property-related taxes of national and local government; improves tax collections without increasing existing tax rates or imposing new taxes

VAT on Digital Services: Ensures equal playing field between local and foreign digital service providers while expanding VAT base

Environment and Social

National Employment Recovery Strategy: Improves employability and competitiveness of Filipino workers through upskilling and reskilling

Philippine Ecosystem and Natural Capital Accounting System (PENCAS): Establishes framework in generation of natural capital statistics and accounts toward their progressive integration in macroeconomic indicators

ENACTED REFORMS

Governance and Security

Archipelagic Sea Lanes Act: Establishes archipelagic sea lanes within Philippine archipelagic waters

E-Governance Act: Digitally transforms government services through integrated and interoperable government ICT network, improving efficiency, transparency, and accessibility

Internet Transactions Act: Lays down code of conduct and qualifications for businesses wishing to engage in e-commerce

Konektadong Pinoy Act: Removes franchise barriers to entry to ensure universal, affordable, and high-quality internet access across the country, especially in underserved areas

Government Optimization Act: Empowers the President to streamline executive agencies by minimizing redundancies and enhancing public service delivery based on results of strategic review

New Government Procurement Act: Modernizes procurement by replacing lowest bid rule with most economically and advantageous responsive bid, promoting quality, transparency, and sustainability through digital systems and ESG principles.

Philippine Maritime Zones Act: Declares maritime zones based on standards set by United Nations Convention on the Law of the Sea (UNCLOS); clarifies geographical extent of Philippine maritime domain and legal powers

Self-Reliant Defense Posture Revitalization Act: Promotes preferential use of Filipino labor, domestic materials, and locally produced goods, and use of measures that help make them competitive

REFORMS IN THE PIPELINE

Industry and Investments

Amendments to the Electric Power Industry Reform Act (EPIRA): Restructures Energy Regulatory Commission for greater efficiency; strengthens cross-ownership limitations between power generators and distributors; enhances regulatory powers to lower electricity costs and improve supply diversity

Classroom-Building Acceleration Program (CAP): Expands classroom construction beyond DPWH by authorizing local government units and civil society organizations with proven track records to undertake projects, accelerating delivery

Department of Water Resources: Establishes the Department of Water Resources to centralize water governance and regulation to improve water security, including stronger irrigation and flood management coordination

Masterplan for Infrastructure and National Development: Integrates infrastructure development through a 30-year blueprint that seeks to ensure continuity beyond political cycles and align long-term investments with national priorities

Waste-to-Energy (WtE) Bill: Provides regulatory framework for facilities utilizing WtE, safeguards against potential environmental and health concerns

REFORMS IN THE PIPELINE

Fiscal

Citizen Access and Disclosure of Expenditures for National Accountability (CADENA) Act: Institutionalizes budget transparency by requiring agencies to publish detailed budget and spending documents on a centralized digital platform, leveraging blockchain technology to make public finance records traceable and publicly accessible.

Progressive Budgeting for Better and Modernized Governance Act: Institutionalizes a cash-based budgeting system and integrates public financial management through a unified platform to improve transparency, fiscal discipline, and efficiency in government spending

Travel Tax Abolition: Removes travel tax to reduce the cost of travel and promote tourism and mobility; seeks to rationalize funding mechanisms for tourism development

Revenue-enhancing measures

Extension of Estate Tax Amnesty: Extends eligibility of estate tax amnesty to 2028; seeks to provide heirs and beneficiaries with another opportunity to settle their obligations in a fair and affordable manner; strengthens government revenue collections; promotes productive use of inherited assets

Excise Tax on Single-Use Plastics: Promotes sustainable consumption and production; reduces plastic waste generation

General Tax Amnesty: Provides opportunity to taxpayers to settle outstanding tax liabilities and improve government's tax administration and revenue collection by expanding the tax base

REFORMS IN THE PIPELINE

Social

Amendments to the Coconut Farmers and Industry Trust Fund Act: Improves governance, fund utilization, and benefit delivery under the coconut levy trust fund to ensure sustained support for coconut farmers and industry development

Amendments to the Government Assistance to Students and Teachers in Private Education Act: Expands and modernizes the voucher and assistance system for students and teachers in private education to decongest public schools and improve access to quality education; updates funding mechanisms and coverage across basic education levels

Amendments to the Masustansyang Pagkain Para sa Batang Pilipino Act: Enhances the national school-based feeding program to address child malnutrition and improve learning outcomes; expands coverage and institutional support mechanisms

Amendments to the Pantawid Pamilyang Pilipino Program (4Ps) Act: Updates targeting, monitoring, and benefit delivery of the conditional cash transfer program to improve effectiveness and fiscal sustainability; reinforces social protection for poor households

National Center for Geriatric Health: Establishes or upgrades a national tertiary specialty hospital and research institute, focused on geriatric care, training, and research, under the Department of Health; addresses the growing healthcare needs of an aging population and serves as the apex referral center for senior citizens

REFORMS IN THE PIPELINE

Governance

Amendments to the Anti-Money Laundering Act: Expands coverage and strengthens compliance with global anti-money laundering/counter-terrorism financing standards

Amendments to the Bank Deposits Secrecy Law: Allows regulators like the BSP and Anti-Money Laundering Council to access bank deposits for anti-money laundering, tax, and corruption probes to align with global standards, improve financial transparency, and curb abuse through strict safeguards

Anti-Fake News and Disinformation Act: Addresses the spread of false or misleading information through defined offenses, platform responsibilities, and safeguards for free expression; protects public order and democratic processes

Anti-Political Dynasty Bill: Defines and prohibits political dynasties as mandated by the Constitution to promote equal access to public office and political competition; strengthens democratic governance

Digital Payments Act: Mandates secure, reliable, and interoperable digital payment systems for all government disbursements and collections; encourages merchants of all sizes to adopt them, modernizing public service and expanding financial access

Independent People's Commission Act: Establishes an independent, non-partisan body with investigatory powers to probe anomalies in government infrastructure projects; enhances accountability, citizen participation, and anti-corruption efforts

REFORMS IN THE PIPELINE

Governance

Party-list System Reform Act: Reforms the party list system to strengthen representation of marginalized sectors and prevent abuse of the mechanism; clarifies eligibility, participation, and oversight rules.

Requiring Civil Servants to Waive Bank Secrecy: Mandates all civil servants to execute written waivers, allowing the Office of the Ombudsman to examine their bank deposits and investments, including foreign currency accounts

Right to Information Act: Institutionalizes the constitutional right of citizens to access official records and information on public transactions, subject to defined exceptions; promotes transparency, accountability, and informed public participation

New Priorities

Sources: LEDAC Secretariat, Department of Energy, Presidential Communications Office, Senate of the Philippines, House of Representatives

Contact Information

As we strive for accuracy, please notify us if there are errors.

Investor Relations Group

Bangko Sentral ng Pilipinas

A. Mabini St. cor. P. Ocampo St. Malate Manila, Philippines 1004

Tel: (632) 8708-7487 / (632) 5303-1581

E-mail: iro-pmiu@bsp.gov.ph

Webpage: <https://www.bsp.gov.ph/Pages/IRO.aspx>

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Sources have been cited where possible.