



Re: Qualification Standards;  
Assessor and Appraiser Positions  
x ----- x

Number : 1201367  
Promulgated: 20 SEP 2012

## RESOLUTION

**WHEREAS**, Section 472 of RA No. 7160 (Local Government Code of 1991) provides that *"No person shall be appointed assessor unless he is a citizen of the Philippines, a resident of the local government unit concerned, of good moral character, a holder of a college degree preferably in civil or mechanical engineering, commerce, or any other related course from a recognized college or university, and a first grade civil service eligible or its equivalent. He must have acquired experience in real property assessment work or in any related field for at least five (5) years in the case of the city or provincial assessor, and three (3) years in the case of the municipal assessor. The appointment of an assessor shall be mandatory for provincial, city and municipal governments."*;

**WHEREAS**, Republic Act No. 9646 (Real Estate Service Act) dated June 29, 2009, provides that Assessor and Appraiser positions in government shall be filled up only by licensed real estate service practitioners;

**WHEREAS**, Sec. 30 of the Implementing Rules and Regulations of said Act dated July 21, 2010 provides that *"within three (3) years from the effectivity of RA 9646, all existing and new positions in the national and local government, whether career, permanent, temporary or contractual, and primarily requiring the services of any real estate service practitioner, shall be filled only by registered and licensed real estate service practitioners."*

**WHEREAS**, Section 44 of RA No. 9646 expressly modified the qualification requirements for the positions of Assessor and Assistant Assessor as provided in Sections 472 and 473 of RA No. 7160;

**WHEREAS**, Section 12 (1), Chapter III, Title I, Book V of the Administrative Code of 1987 states that the Civil Service Commission shall administer and enforce the constitutional and statutory provisions on the merit system for all levels and ranks in the civil service;

**WHEREAS**, Section 4, Rule IV, Omnibus Rules Implementing Book V of EO 292 and other pertinent Civil Service Laws provide that the Commission shall adopt qualification standards for service-wide positions in the first and second levels and shall review and update, whenever necessary, those already established;

*In a Race to Serve: Responsive, Accessible, Courteous and Effective Public Service*

**WHEREAS**, the Commission has been receiving several queries/requests for clarification from different agencies/stakeholders, affected government employees regarding the implementation of RA 9646 and its implications on the existing policies on qualification standards of assessor and appraiser positions in government;

**WHEREAS**, the Professional Regulatory Board of Real Estate Service declares that license shall be required for provincial, city, and municipal assessor positions, including their respective assistants. However, rank and file positions in the local assessors office may not require the said license as an eligibility since the primary responsibility of appraisal and assessment rests on the local assessor;

**WHEREAS**, in order to conform with the provisions of RA No. 9646, and for uniformity in personnel actions, there is a need to amend the existing qualification standards of Assessor and Appraiser positions in government

**WHEREFORE**, the Commission **RESOLVES** to **AMEND** the existing qualification standards of Assessor and Appraiser positions in government, as follows:

Position	Sector	Education	Experience	Training	Eligibility
Provincial Assessor (Mandatory)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce or any other related course	5 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Assistant Provincial Assessor (Optional)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce or any other related course	3 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
City Assessor I (Mandatory)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	5 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Assistant City Assessor I (Optional)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	3 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
City Assessor II (HUC/MMC) (Mandatory)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	5 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)


Assistant City Assessor II (HUC/MMC) (Optional)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	3 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
City Assessor III (Special City) (Mandatory)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	5 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Assistant City Assessor III (Special City) (Optional)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	3 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Municipal Assessor I (Mandatory)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	3 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Assistant Municipal Assessor I (Optional)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	1 year experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Municipal Assessor II (MMCM) (Mandatory)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	3 years experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)
Assistant Municipal Assessor II (MMCM) (Optional)	Local	Bachelor's degree preferably in Civil or Mechanical Engineering, Commerce, or any other related course	1 year experience in real property assessment work or in any related field	None	RA 1080 (Real Estate Service)

Local Assessment Operations Officer I	National	Bachelor's degree	None	None	RA 1080 (Real Estate Service)
Local Assessment Operations Officer II	National	Bachelor's degree	1 year of relevant experience	4 hours of relevant training	RA 1080 (Real Estate Service)
Local Assessment Operations Officer III	National	Bachelor's degree	2 years of relevant experience	8 hours of relevant training	RA 1080 (Real Estate Service)
Local Assessment Operations Officer IV	National	Bachelor's degree	3 years of relevant experience	16 hours of relevant training	RA 1080 (Real Estate Service)
Local Assessment Operations Officer V	National	Master's degree	4 years in position/s involving management and supervision	24 hours of training in management and supervision	RA 1080 (Real Estate Service)
Junior Appraiser	GFI	Bachelor's degree in Engineering relevant to the job or Architecture	2 years of relevant experience	8 hours of relevant training	RA 1080 (Real Estate Service)
Property Appraiser I	National, GFI	Bachelor's degree relevant to the job	None	None	RA 1080 (Real Estate Service)
Property Appraiser II	National, GFI	Bachelor's degree relevant to the job	1 year of relevant experience	4 hours of relevant training	RA 1080 (Real Estate Service)
Property Appraiser III	National, GFI	Bachelor's degree relevant to the job	2 years of relevant experience	8 hours of relevant training	RA 1080 (Real Estate Service)
Property Appraiser IV	GFI	Bachelor's degree relevant to the job	3 years of relevant experience	16 hours of relevant training	RA 1080 (Real Estate Service)
Property Appraiser IV	National	Bachelor's degree relevant to the job	3 years of relevant experience	16 hours of relevant training	RA 1080 (Real Estate Service)
Property Appraiser V	GFI	Bachelor's degree relevant to the job	4 years of relevant experience	24 hours of relevant training	RA 1080 (Real Estate Service)
Property Appraiser V	National	Master's degree	4 years in position/s involving management and supervision	24 hours of training in management and supervision	RA 1080 (Real Estate Service)

**FURTHERMORE**, the Commission RESOLVES that the appointment of incumbents to subject positions, who do not possess the required RA 1080 (Real Estate Service) eligibility but were appointed under permanent status prior to the issuance of this policy, shall not be disturbed. However, they shall not be eligible for promotion to higher Assessor and Appraiser positions unless they meet the required RA 1080 eligibility.

This Resolution shall take effect fifteen (15) days after its publication.

Quezon City.

  
**FRANCISCO T. DUQUE III**  
Chairman

  
**MARY ANN Z. FERNANDEZ-MENDOZA**  
Commissioner

  
**ROBERT S. MARTINEZ**  
Commissioner

Attested by:

  
**DOLORES B. BONIFACIO**  
Director IV  
Commission Secretariat and Liaison Office

JPPSO//APE/JLT/jane  
QS-assessor and appraiser reso