

*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
**BILL STATUS**

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
<b>160-38 (COR)</b> As amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure; and further amended on the Floor.	V. Anthony Ada Christopher M. Dueñas Jesse A. Lujan Sabrina Salas Matanane Joe S. San Agustin Tina Rose Muña-Barnes Shelly V. Calvo Telo T. Taitague Eulogio Shawn Gumataotao Chris Barnett Therese M. Terlaje Frank F. Blas, Jr. Vincent A.V. Borja William A. Parkinson	AN ACT TO <i>ADD</i> A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED, RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.	6/26/25 12:27 p.m.	7/7/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 7/7/25  7/18/25	7/25/25 8:30 a.m.	3/3/26  5/8/26 Supplemental Committee Report.	
	<b>SESSION DATE</b>	<b>TITLE</b>	<b>DATE PASSED</b>	<b>TRANSMITTED</b>	<b>DUE DATE</b>	<b>NOTES</b>			
	5/19/26	AN ACT TO <i>ADD</i> A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED, RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.	5/22/26	5/22/26	6/3/26				



**COPY**

*I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN*  
Thirty-Eighth Guam Legislature

May 22, 2026

The Honorable Lourdes A. Leon Guerrero  
*I Maga'hågan Guåhan*  
*Ufisinan I Maga'håga*  
*Hagåtña, Guam 96910*

Dear *Maga'håga* Leon Guerrero:

Transmitted herewith are Bill Nos. 160-38 (COR), 191-38 (COR), 253-38 (COR), 290-38 (COR), 292-38 (COR), 295-38 (LS), 302-38 (COR), and 309-38 (COR), which were passed by *I Mina'trentai Ocho Na Liheslaturan Guahan* on May 22, 2026.

Sincerely,

**Senator Sabrina Salas Matanane**  
**Legislative Secretary**

Enclosure (8)

<b>OFFICE OF THE GOVERNOR</b>	
CENTRAL FILES OFFICE	
Rec'd By:	Thaine Tajalle
Date:	5/22/26 Time: 5:05 pm




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***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2026 (SECOND) Regular Session**


**CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN***

This is to certify that **Bill No. 160-38 (COR)**, "AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED, RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS," was on the 22<sup>nd</sup> day of May 2026, duly and regularly passed.




**Frank F. Blas, Jr.**  
**Speaker**

Attested:



**Sabrina Salas Matanane**  
**Legislative Secretary**

This Act was received by *I Maga'hågan Guåhan* this 22nd day of May, 2026, at 5:10 o'clock P.M.



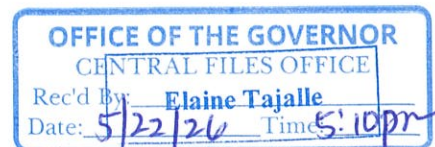
Assistant Staff Officer  
*Maga'håga's Office*

APPROVED:

\_\_\_\_\_  
Lourdes A. Leon Guerrero  
*I Maga'hågan Guåhan*

Date: \_\_\_\_\_

Public Law No. \_\_\_\_\_



***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2025 (FIRST) Regular Session**

**Bill No. 160-38 (COR)**

As amended by the Committee on Land, Environment,  
Housing, Agriculture, Parks, and Infrastructure;  
and further amended on the Floor.

Introduced by:

V. Anthony Ada  
Christopher M. Dueñas  
Jesse A. Lujan  
Sabrina Salas Matanane  
Joe S. San Agustin  
Tina Rose Muña-Barnes  
Shelly V. Calvo  
Telo T. Taitague  
Eulogio Shawn Gumataotao  
Chris Barnett  
Therese M. Terlaje  
Frank F. Blas, Jr.  
Vincent A.V. Borja  
William A. Parkinson  
Sabina Flores Perez

**AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66,  
TITLE 21, GUAM CODE ANNOTATED, RELATIVE  
ADOPTING THE INTERNATIONAL PROPERTY  
MAINTENANCE CODE FOR CERTAIN PROPERTIES  
ON H (HOTEL) ZONED LOTS.**

1           **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2           **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds  
3 that building dilapidation from failed maintenance is the primary reason for  
4 unsightly buildings and other structures that tarnish Guam's image and natural  
5 beauty. Abandoned or poorly maintained buildings in Guam's tourism areas are not

1 new problems but the remedy, however requires an adoption of maintenance  
2 standards and penalties for violations. As such, maintenance standards should be  
3 adopted for buildings or structure on Hotel zoned (H Zone) properties.

4 *I Liheslaturan Guåhan* further finds that the *International Property*  
5 *Maintenance Code* (IPMC) is created by the International Code Council (ICC) a  
6 nonprofit organization that develops model building and safety codes used  
7 throughout the United States and internationally to set minimum standards and  
8 requirements for the maintenance of existing buildings and properties, ensuring  
9 public health, safety, and welfare. It's not a law itself, but rather a model code that  
10 can be adopted and enforced by various jurisdictions. The IPMC focuses on  
11 establishing standards for basic equipment, light, ventilation, heating, sanitation,  
12 and fire safety, among other aspects of property maintenance. Such standards and  
13 requirements include, but are not limited to, basic standards for health, safety and  
14 habitability; applicability to the types and locations of buildings and structure;  
15 scope of coverage such as lighting, parking areas sanitation and fire safety;  
16 responsibilities of owners, occupants and operators and regulatory enforcement.

17 It is the intent of *I Liheslaturan Guåhan* for the Guam Department of Public  
18 Works to implement the International Property Maintenance Code at the request of  
19 the Board of Directors of the Guam Visitors Bureau board of directors for structures  
20 located on Hotel-zoned (H zone) properties.

21 **Section 2.** A new Article 8 is *added* to Chapter 66, Title 21, Guam Code  
22 Annotated, to read as follows:

23 **“Article 8.**

24 **International Property Maintenance Code**

25 **§ 66801. Applicability of the International Property Maintenance**  
26 **Code for Hotel Zoned (H) properties.** The Department of Public works (DPW)  
27 shall implement, and duly adopt in whole or in part, the *International Property*

1 *Maintenance Code* (IPMC) for buildings, other structures, parking lots and green  
2 areas located on Hotel Zoned (H) properties pursuant to the Administrative  
3 Adjudication Law.

4 **§ 66802. Request by Resolution.** Any request by the Board of Directors  
5 of GVB to DPW to implement or amend the IPMC, shall be in the form of a board  
6 resolution and include, but not be limited to, the following:

- 7 (a) Scope of the types of properties subject to the IPMC,
- 8 (b) The standards of compliance with the IPMC,
- 9 (c) Process for exemptions of standards,
- 10 (d) Range of timelines for compliance,
- 11 (e) The penalties for each violation and non-compliance within the  
12 range established by § 66803 of this Article, *infra*; and
- 13 (f) The process for amending the IPMC.

14 **§ 66803. Civil Penalties for Violations and Non-compliance with the**  
15 **IPMC.** Civil penalties for violations and non-compliance with the provisions of the  
16 IPMC, as adopted, implemented and amended shall not be less than Twenty-Five  
17 Dollars (\$25.00) and no more than Five Thousand Dollars (\$5,000.00) for each  
18 violation.

19 **§ 66804. Fee Schedule.** DPW shall create a fee schedule pursuant to the  
20 provisions Chapter 9, 5 GCA. Fees may include, but not be limited to, permitting,  
21 inspection, and reinspection fees. In the absence of adjudicated fees related to the  
22 IPMC, DPW may use its existing fee schedule until such fees are duly adjudicated.

23 **§ 66805. Publication of the Adopted IPMC.** The adopted IPMC shall be  
24 codified in Title 29, Guam Administrative Rules and Regulations along with the  
25 schedules of fees and penalties.”

26 **Section 3. Effective Date.** This Act shall be effective one (1) year from the  
27 date of enactment.