

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
119-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Telo T. Taitague Chris Barnett Therese M. Terlaje Sabina Flores Perez Shelly V. Calvo Frank F. Blas, Jr.	AN ACT TO REENACT § 5127(d) OF SUBARTICLE C, ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, AS REPEALED IN PUBLIC LAW 38-1, RELATIVE TO RESTORING LEGISLATIVE OVERSIGHT ON EXCEPTIONAL TERM CONTRACTS	4/14/25 11:30 a.m.	4/29/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 4/29/25 Waiver: 4/30/25	7/1/25 2:00 p.m.	9/8/25 As Amended.	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	NOTES			
	9/29/25	AN ACT TO REENACT § 5127(d) OF SUBARTICLE C, ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, AS REPEALED IN PUBLIC LAW 38-1, RELATIVE TO RESTORING LEGISLATIVE OVERSIGHT ON EXCEPTIONAL TERM CONTRACTS.	10/3/25	10/7/25	10/18/25				

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

October 7, 2025

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. 1-38 (COR), 7-38 (COR), 21-38 (COR), 51-38 (COR), 70-38 (COR), 73-38 (COR), 77-38 (COR), 91-38 (COR), 99-38 (COR), 119-38 (COR), 135-38 (COR), 137-38 (COR), 144-38 (COR), 146-38 (COR), 164-38 (COR), and 177-38 (LS) which were passed by *I Mina'trentai Ocho Na Liheslaturan Guåhan* on October 3, 2025.

Sincerely,

Senator Sabrina Salas Matanane
Legislative Secretary

Enclosure (16)

OFFICE OF THE GOVERNOR	
CENTRAL FILES OFFICE	
Rec'd By:	Elaine Tajalle
Date:	10/7/25 Time: 4:40 PM



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

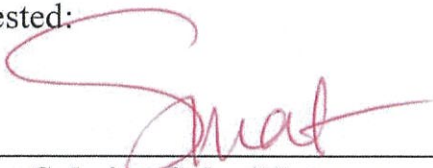
CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN*

This is to certify that **Bill No. 119-38 (COR), "AN ACT TO REENACT § 5127(d) OF SUBARTICLE C, ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, AS REPEALED IN PUBLIC LAW 38-1, RELATIVE TO RESTORING LEGISLATIVE OVERSIGHT ON EXCEPTIONAL TERM CONTRACTS,"** was on the 3rd day of October 2025, duly and regularly passed.



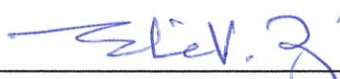
Frank F. Blas, Jr.
Speaker

Attested:



Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 7th day of October,
2025, at 4:40 o'clock P.M.



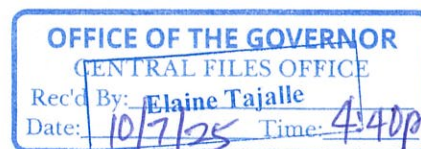
Assistant Staff Officer
Maga'håga's Office

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. 119-38 (COR)

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

Introduced by:

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

**AN ACT TO *REENACT* § 5127(d) OF SUBARTICLE C,
ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE
ANNOTATED, AS REPEALED IN PUBLIC LAW 38-1,
RELATIVE TO RESTORING LEGISLATIVE
OVERSIGHT ON EXCEPTIONAL TERM CONTRACTS.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds
that the protection and stewardship of public lands are among the most serious
responsibilities entrusted to the Government of Guam. These lands are held in trust

1 for the benefit of the people, and any long-term lease or encumbrance upon them
2 must be executed with transparency, accountability, and public confidence.

3 *I Liheslaturan Guåhan* further finds that reforming leasing laws can provide
4 much-needed flexibility for both government agencies and private businesses.
5 Modernizing lease terms – such as allowing for extensions up to fifteen (15) years –
6 can help attract investment, encourage development, and contribute to Guam’s
7 economy. While the Legislature strongly support these goals, the Legislature also
8 believes that these economic opportunities must not come at the cost of public
9 accountability.

10 *I Liheslaturan Guåhan* further finds that the recent repeal of § 5127(d) of
11 Subarticle C, Article 2, Chapter 5, Title 5, Guam Code Annotated, through the
12 enactment of Bill No.8-38(COR) into Public Law 38-1, removed a critical safeguard
13 that previously required legislative review and approval for leases of government
14 property exceeding the statutory maximum term. While Public Law 38-1 sets a new
15 lease cap at fifteen (15) years, it simultaneously created a pathway for leases
16 exceeding this term to be approved solely by the Governor or relevant board of
17 Directors, without legislative oversight or public transparency.

18 *I Liheslaturan Guåhan* further finds that this change weakens the voice of the
19 people in decisions about public land. Without legislative review, government
20 agencies now have the authority to commit public lands to long-term leases –
21 potentially for several decades – without requiring public input or the consent of the
22 body elected to represent the people’s interest. The absence of a statutory maximum
23 term for such leases, and the lack of legislative check, increases the risk of long-term
24 misuse or quiet privatization of public assets that should remain accountable to the
25 people of Guam.

26 Therefore, it is the intent of *I Liheslaturan Guåhan* to restore the requirement
27 for legislative review and approval of Exceptional Term Contracts to ensure that any

1 lease agreement exceeding the statutory limit is subject to full legislative scrutiny
2 and deliberation. Reinstating this oversight reinforces the role of the Legislature in
3 protecting the public interests and promoting transparent governance in matters that
4 have long-term implications for the people of Guam.

5 **Section 2.** § 5127(d) of Subarticle C, Article 2, Chapter 5, Title 5, Guam
6 Code Annotated is hereby *reenacted* to read.

7 “(d) Legislative Approval Required for Exceptional Term Contracts;
8 Subsequent to satisfying the requirements of this § 5127, any Exceptional
9 Term Contract for use of public real property and related facilities shall be
10 transmitted to *I Liheslaturan Guåhan* for approval or disapproval, in whole.

11 (1) *I Liheslaturan Guåhan* shall take action to approve or
12 disapprove the commercial contract, lease, permit, or license within
13 sixty (60) calendar days from the date of filing with the Speaker.

14 (2) A public hearing shall be conducted by the Chairperson of
15 the Legislative Committee having oversight jurisdiction during the
16 sixty (60)-day review period, and said Committee shall report its
17 findings and recommendations to *I Liheslaturan Guåhan*.

18 (3) The sixty (60) day period allowed for *I Liheslaturan*
19 *Guåhan* to approve or disapprove the contract, lease, permit, or license
20 shall be tolled from the time that a public hearing is noticed and until a
21 Committee Report is completed.

22 (4) Legislative approval shall be by enactment into law.

23 For the purpose of this Subsection, the term ‘Exceptional Term
24 Contract’ means any commercial contract, lease, permit, or license that
25 has a term in excess of fifteen (15) years.”

26 **Section 3. Severability.** If any provision of this Act or its application to any
27 person or circumstance is found to be invalid or inorganic, such invalidity shall not

1 affect other provisions or applications of this Act that can be given effect without
2 the invalid provision or application, and to this end the provisions of this Act are
3 severable.

4 **Section 4. Effective Date.** This Act shall be effective upon enactment.