

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 |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|------------------------------------------------------------|--------------------------------|----------------------|--------------------------------------------|-------|
| 70-38 (COR)<br>As amended and further amended by the Committee on Education, Libraries, and Public Broadcasting; and further amended on the Floor. | Joe S. San Agustin<br>V. Anthony Ada<br>Tina Rose Muña Barnes<br>Vincent Anthony V. Borja<br>Christopher M. Dueñas<br>Sabrina Salas Matanane<br>Shelly V. Calvo<br>Jesse A. Lujan<br>Eulogio Shawn Gumataotao | AN ACT TO <i>ADD</i> A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION. | 2/28/25<br>8:26 a.m. | 3/7/25        | Committee on Education, Libraries and Public Broadcasting. | Request: 3/7/25<br><br>3/17/25 | 6/6/25<br>10:00 a.m. | 7/8/25<br>As Amended.                      |       |
|                                                                                                                                                    |                                                                                                                                                                                                               |                                                                                                                                                                                             |                      |               |                                                            |                                |                      | 9/12/25<br>As Amended and Further Amended. |       |
|                                                                                                                                                    | SESSION DATE                                                                                                                                                                                                  | TITLE                                                                                                                                                                                       | DATE PASSED          | TRANSMITTED   | DUE DATE                                                   | NOTES                          |                      |                                            |       |
|                                                                                                                                                    | 9/29/25                                                                                                                                                                                                       | AN ACT TO <i>ADD</i> A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION. | 10/3/25              | 10/7/25       | 10/18/25                                                   |                                |                      |                                            |       |

**COPY**



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

October 7, 2025

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

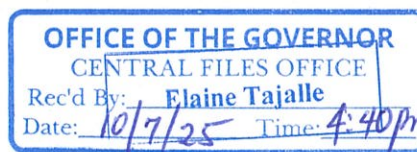
Dear *Maga'håga* Leon Guerrero:

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 Guahan* on October 3, 2025.

Sincerely,

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

Enclosure (16)



**COPY**

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

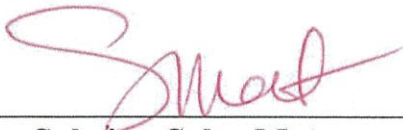
**CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN***

This is to certify that **Bill No. 70-38 (COR)**, “AN ACT TO *ADD* A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION,” was on the 3<sup>rd</sup> day of October 2025, duly and regularly passed.



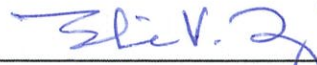
**Frank F. Blas, Jr.**  
**Speaker**

Attested:



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

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



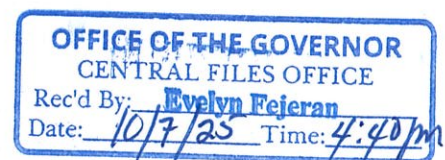
**Assistant Staff Officer**  
***Maga'håga's Office***

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. 70-38 (COR)**

As amended and further amended by the  
Committee on Education, Libraries, and Public Broadcasting;  
and further amended on the Floor.

Introduced by:

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

**AN ACT TO *ADD* A NEW §3135 TO ARTICLE 1,  
CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED  
RELATIVE TO AUTHORIZING THE GUAM  
DEPARTMENT OF EDUCATION TO LEASE  
PROPERTY WITHIN ITS JURISDICTION.**

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

**Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds  
that allowing GDOE to lease properties in strategic locations, GDOE can ensure that  
underutilized or vacant spaces are repurposed to meet the needs of the students and  
the department. Additionally, leasing could generate revenue by utilizing surplus or

1 underused spaces, which could be reinvested into maintaining or improving existing  
2 facilities and educational programs.

3 In addition to addressing current infrastructure issues, leasing property offers  
4 a sustainable long-term strategy for GDOE. It allows for greater operational  
5 efficiency, with the department having the ability to quickly secure and adapt  
6 properties as educational needs evolve. Therefore, it is the intent of *I Liheslaturan*  
7 *Guåhan* to permit GDOE to lease property within its jurisdiction which would  
8 support the department's efforts to provide a dynamic and responsive environment  
9 for the department to meet current and future needs.

10 **Section 2.** A new § 3135 *added* to Article 1, Chapter 3, Title 17, Guam Code  
11 Annotated, to hereby read as follows:

12 **“§ 3135. Authorization to Lease GDOE Property.**

13 (a) The Guam Department of Education (GDOE) is hereby  
14 authorized to lease properties within its jurisdiction if the school cannot be  
15 utilized to alleviate double sessions. The handling of such lease agreements  
16 shall be conducted by a procurement team that shall consist of five (5) voting  
17 members as follows:

18 (1) The Superintendent of GDOE or a designated  
19 representative.

20 (2) The Chief Finance Officer or a designated  
21 representative.

22 (3) Three (3) members of the Guam Board of Education  
23 as selected by the Chairperson of the Board of Education.

24 (4) The Chief Procurement Officer of GDOE shall  
25 participate as an ex-officio member of the procurement team to  
26 provide the team with technical assistance relative to  
27 procurement laws applicable to the lease acquisition.

1           (b) The revenue collected from these lease agreements shall be made  
2 pursuant to regulations promulgated by Administrative Adjudication Act  
3 located in Chapter 9, Title 5. Funds received by the Guam Department of  
4 Education shall be used for maintenance, renovation, and capital improvement  
5 projects.

6           Lease payments shall be deposited into an account separate and apart  
7 from the General Fund and may be expended upon approval by the adoption  
8 of a resolution by the Guam Board of Education.

9           (c) The lease amount for any property leased under this Section shall  
10 be a minimum of ninety percent (90%) of the appraised value of the property  
11 at the time such lease is executed, except when the prospective lessee is an  
12 educational institution or instrumentality of the Government of Guam,  
13 provided that the lease for said prospective lessee requires cash payments.

14           (1) If the prospective lessee is an educational institution or  
15 instrumentality of the Government of Guam, the property for lease shall  
16 not be leased below sixty percent (60%) of the appraised value of the  
17 property.

18           (2) If the lessee is a charter school approved to operate by the  
19 Guam Academy Charter Schools Council pursuant to §12106 of  
20 Chapter 2, Title 17 Guam Code Annotated, or an instrumentality of the  
21 Government of Guam, lease payments may be derived from legislative  
22 appropriations or existing funds available to expend for rental  
23 payments.

24           (3) All property appraisals shall be made by an appraiser  
25 licensed pursuant to Chapter 30, Title 22, Guam Code Annotated.

1 (d) GDOE shall establish fees and regulations pursuant to the  
2 Administrative Adjudication Law found in Chapter 9, Title 5 Guam Code  
3 Annotated, for the implementation of this Section.

4 (e) The Board shall require lessees to prove financial ability to pay  
5 rent for the duration of the lease term, and the ability to improve and maintain  
6 to meet sanitary permit requirements. GDOE shall determine if upon  
7 termination any fixtures or other improvements shall remain or be removed  
8 and restored to original conditions.

9 (f) The Guam Department of Education (GDOE) is authorized to  
10 enter into commercial leases of GDOE real property where such use: (1) does  
11 not impair current or planned instructional capacity within three (3) school  
12 years; and (2) produces net revenue to support maintenance, renovation, and  
13 capital improvements of school facilities.

14 (g) 'Commercial lease' means a lease to a private party for revenue-  
15 generating activity, including retail, services, offices, light commercial, and  
16 campus-compatible enterprises; adult-oriented, gambling, and cannabis  
17 businesses are prohibited."

18 **Section 3. Severability.** If any provision of this Act or its application to any  
19 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
20 affect other provisions or applications of this Act that can be given effect without  
21 the invalid provision or application, and to this end the provisions of this Act are  
22 severable.

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