

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 |
|--------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|----------------------------------------------------------------------------------|--------------------------------|----------------------|-----------------------------|-------|
| 176-38 (COR) | V. Anthony Ada | AN ACT TO <i>ADD</i> A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING. | 7/24/25<br>4:18 p.m. | 8/1/25        | Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure. | Request: 8/1/25<br><br>8/11/25 | 9/26/25<br>8:30 a.m. | 10/31/25                    |       |
|              | SESSION DATE   | TITLE                                                                                                                                              | DATE PASSED          | TRANSMITTED   | DUE DATE                                                                         | NOTES                          |                      |                             |       |
|              | 11/26/25       | AN ACT TO <i>ADD</i> A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING. | 12/5/25              | 12/9/25       | 12/20/25                                                                         |                                |                      |                             |       |

**COPY**



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

December 9, 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. 49-38 (COR), 64-38 (COR), 128-38 (COR), 157-38 (COR), 163-38 (COR), 165-38 (COR), 167-38 (COR), 176-38 (COR), 183-38 (COR), 185-38 (COR), 189-38 (COR), 190-38 (COR), 192-38 (COR), and 199-38 (COR) which were passed by *I Mina'trentai Ocho Na Liheslaturan Guahan* on December 5, 2025.

Sincerely,

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

Enclosure (14)

12.9.25

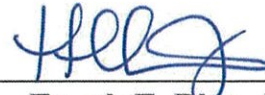
6: Hågan



***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. 176-38 (COR)**, “AN ACT TO *ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING,*” was on the 5<sup>th</sup> day of December 2025, duly and regularly passed.



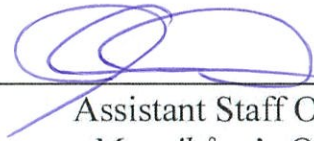
**Frank F. Blas, Jr.**  
**Speaker**

Attested:



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

This Act was received by *I Maga'hågan Guåhan* this 9<sup>th</sup> day of Dec,  
2025, at 6:26 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. 176-38 (COR)**

Introduced by:

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

**AN ACT TO *ADD* A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.**

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

**Section 1.** A new § 5128 is *added* to Chapter 5, Title 5, Guam Code Annotated, to read as follows:

**“§ 5128. Commercial Lease of Public Real Property and Related Facilities; Extension for Tenants in Good Standing.**

Notwithstanding any other provision of law, a tenant who has a commercial lease of government property and has continuously occupied the

1 government-leased property for at least five (5) years and has fully complied  
2 with all lease terms and conditions throughout such occupancy, may extend  
3 the lease at fair market value, which shall be determined by an appraiser who  
4 is licensed to do business on Guam and is paid for by the tenant, for an  
5 additional term or terms, the total of which shall not exceed fifteen (15) years,  
6 with approval from the lessor. If such extension is granted, fair market value  
7 shall be determined for, at least, every five (5) years during the extension  
8 period but in no event shall rent be less than the rent charged during the  
9 previous five (5) year period.”