

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 ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.	7/24/25 4:18 p.m.	8/1/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 8/1/25 8/11/25	9/26/25 8:30 a.m.	10/31/25	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	VETOED	NOTES		
	11/26/25	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.	12/5/25	12/9/25	12/20/25	12/20/25	Received: 12/22/25 Mess and Comm. Doc. No. 38GL-25-1630		
	SESSION DATE		DATE OVERRIDDEN	TRANSMITTED	NOTES				
	3/23/26		3/27/26	3/27/26					



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

March 27, 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 is Vetoed Bill No. 176-38 (COR) which was overridden by *I Mina'trentai Ocho Na Liheslaturan Guåhan* on March 27, 2026.

Sincerely,

Senator Sabrina Salas Matanane
Legislative Secretary

POTU Jesse V. Castro

8:24pm, 3.27.26

Enclosure (1)



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 **Vetoed 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 reconsidered by *I Liheslaturan Guåhan* and after such consideration, did agree, on the 27th day of March 2026, to pass said bill notwithstanding the objections of *I Maga'hågan Guåhan* by a vote of eleven (11) members.

Frank F. Blas, Jr.
Speaker

Attested:

Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 27 day of March 2025, at 8:24 o'clock P.M.

Assistant Staff Officer
Maga'håga's Office

POTI Jesse J. Castro
Executive Secretary

Public Law No. _____

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÁHAN
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
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.

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

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

4 “§ 5128. **Commercial Lease of Public Real Property and**
5 **Related Facilities; Extension for Tenants in Good Standing.**

6 Notwithstanding any other provision of law, a tenant who has a
7 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.”