

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
239-38 (LS)	Shelly V. Calvo	AN ACT TO ADD A NEW § 24117 TO ARTICLE 1, CHAPTER 24, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXEMPTING OWNER-OCCUPIED RESIDENTIAL PROPERTIES FROM PROPERTY TAXATION OF UP TO THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000).	12/1/25 10:19 a.m. 12/11/25 3:08 p.m.						

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

Bill No. 239-38 (LS)

Introduced by:

Shelly Vargas Calvo



**AN ACT TO *ADD* A NEW § 24117 TO ARTICLE 1,
CHAPTER 24, TITLE 11, GUAM CODE ANNOTATED,
RELATIVE TO EXEMPTING OWNER-OCCUPIED
RESIDENTIAL PROPERTIES FROM PROPERTY
TAXATION OF UP TO THREE HUNDRED FIFTY
THOUSAND DOLLARS (\$350,000).**

BE IT ENACTED BY THE PEOPLE OF GUAM:

SECTION 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds
that the rising cost of living, paired with inflation and stagnant wages, has made
homeownership increasingly difficult for many Guam residents. While home prices
have surged in recent years, many families—particularly first-time homebuyers—
continue to seek stability and long-term investment.

I Liheslatura further finds that providing targeted property tax relief to these
homeowners will not only ease financial burdens but also encourage long-term
residence, neighborhood stability, and economic participation. It is the intent of
this Act to establish a property tax exemption of up to Three Hundred Fifty
Thousand Dollars (\$350,000) in assessed value of land and improvements for

1 qualified owner-occupied residential properties, based on eligibility conditions set
2 forth.

3 **SECTION 2.** A new § 24117 is hereby *added* to Chapter 24, Title 11,
4 Guam Code Annotated, to read:

5 **“§ 24117. Property Tax Exemption for Certain Owner-Occupied Residential**
6 **Properties.**

7 (a) Exemption Established.

8 Notwithstanding any other provision of law, any real property that
9 meets the following conditions shall qualify for an exemption of up to Three
10 Hundred Fifty Thousand Dollars (\$350,000) of the property’s assessed
11 value, in land and improvements, from annual property tax levied under this
12 Chapter:

13 (1) The property is used exclusively as the principal residence of the
14 owner;

15 (2) The owner has filed a valid homestead affidavit with the
16 Department of Revenue and Taxation (DRT);

17 (3) The property was purchased on or after January 1, 2025.

18 (4) For purposes of this subsection, the term “purchased” shall mean
19 the date on which the purchase contract for the property was
20 fully executed by both the buyer and the seller

21 (b) Limitations.

22 (1) This exemption shall apply only to the portion of property used
23 for residential purposes and shall not extend to income-generating
24 portions of a mixed-use property.

25 (2) This exemption shall remain in effect for the duration of
26 ownership and occupancy by the qualifying owner(s).

27 (c) Verification.

1 The Department of Revenue and Taxation shall develop rules and
2 procedures to verify eligibility, including but not limited to proof of
3 occupancy, purchase documentation, and annual recertification.

4 (d) Appeals.

5 Property owners denied the exemption may appeal the decision
6 pursuant to § 24501 of this Title.”

7 **SECTION 3. Rules and Regulations.** Within 180 days of enactment, the
8 Director of the Department of Revenue and Taxation shall promulgate rules and
9 regulations pursuant to the Administrative Adjudication Law to implement this
10 Act.

11 **SECTION 4. Severability.** If any provision of this Act or its application to
12 any person or circumstance is found to be invalid, the remainder of the Act and the
13 application of its provisions shall not be affected.