







*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
240-38 (LS)	Christopher M. Dueñas V. Anthony Ada Jesse A. Lujan Vincent A. V. Borja Sabrina Salas Matanane Eulogio Shawn Gumataotao	AN ACT TO <i>AMEND</i> SECTION 61309, ARTICLE 3, CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED RELATIVE TO ADDING TEMPORARY WORKFORCE HOUSING AS A PERMITTED USE FOR M1 LIGHT INDUSTRIAL ZONES.	12/3/25 8:46 a.m.  ^12/16/25 4:33 p.m.						

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

**Bill No. 240-38 (LS)**

Introduced by:

Christopher M. Dueñas   
V. Anthony Ada   
Jesse A. Lujan   
Vincent A. V. Borja   
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**AN ACT TO *AMEND* SECTION 61309, ARTICLE 3,  
CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED  
RELATIVE TO ADDING TEMPORARY  
WORKFORCE HOUSING AS A PERMITTED USE  
FOR M1 LIGHT INDUSTRIAL ZONES.**

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

2 **Section 1. Legislative Findings and Intent.** The Legislature finds that  
3 Guam's military buildup has significantly increased demand for workforce housing.  
4 Temporary housing solutions in M1 Light Industrial zones offer a rapid, cost-  
5 effective response to this need. These developments not only support the influx of  
6 workers but also stimulate economic activity through increased demand for goods,  
7 services, and employment.

8 Allowing temporary workforce housing in M1 zones will help remove  
9 bureaucratic barriers to responsible development, enabling faster delivery of critical  
10 infrastructure and commercial projects. This Act recognizes the strategic importance  
11 of such housing and its role in supporting Guam's growth.

1           **Section 2.** Amendment to §61309, Article 3, Chapter 61, Title 21, Guam  
2 Code Annotated.

3           §61309 is hereby amended to read as follows:

4           **§61309. M1 Light Industrial Zone.**

5           (a) Use Permitted.

6                 (1) Any use permitted with or without condition in the commercial  
7                 zone.

8                 (2) The manufacturing, compounding, processing or treating of such  
9                 products as drugs, cosmetics, and food products (not including fish and  
10                meat products nor the rendering of fats and oils).

11                (3) The manufacturing, compounding, assembling or treating of articles  
12                or merchandise from previously prepared materials.

13                (4) Automobile repair shops including painting, body and fender work  
14                and rebuilding; truck and tractor repairing; and tire retreading.

15                (5) Bottling and packaging plants.

16                (6) Ceramic products manufacturing.

17                (7) Laundries and cleaning and dyeing establishments.

18                (8) Machine shops and sheet metal shops.

19                (9) Warehouses and cold storage plants

20                (10) Temporary Workforce Housing, subject to the following:

21                    i. Must conform to §26A101(b), Chapter 26A, Title 10, GCA.

22                    ii. Must be served by an adequate sanitary sewer system.

23                    iii. Must meet minimum fire flow standards (e.g., 6-inch water line).

24                    iv. Must comply with all health and safety regulations, including  
25                    OSHA.

26                    v. Must include a perimeter fence (minimum 6 feet, chain link  
27                    quality) and landscaping plan.

1           vi. Must include a development plan detailing sleeping quarters,  
2           sanitation, food services, security, medical care, transportation,  
3           and recreation.

4       (10) (11) Lumber yards, building materials sales yards, contractor  
5           equipment storage yards, and the like.

6       (11) (12) Other uses which in the judgement of the Commissions, as  
7           evidence by a resolution in writing, are similar to those listen  
8           herein.

9       (12) (13) Uses customarily accessory to any of the above listed uses, and  
10           accessory buildings.

11       (b) Conditional Use.

12           (1) Other industrial uses not objectionable, obnoxious or offensive by  
13           reason of odor, dust, smoke, noise, gas fumes, cinders, vibration,  
14           flashing lights, or water-carried waste.

15           (2) Utilities and public facilities.

16           (3) Accessory uses and buildings for the above.

17       ~~(c) Policy For Workforce Housing Facilities For Temporary Workers. The~~  
18       ~~policy for the development of temporary workforce housing shall be as~~  
19       ~~follows:~~

20           ~~(1) The term temporary workforce housing shall be consistent with~~  
21           ~~§26A101 (b) of Chapter 26A, Title 10, Guam Code Annotated.~~

22           ~~(2) The Guam Land Use Commission (GLUC) shall liberally interpret~~  
23           ~~the term temporary workforce housing in order to ensure the protection~~  
24           ~~of the public's interests, safety and welfare.~~

25           ~~(3) Temporary workforce housing is hereby established as an approved~~  
26           ~~conditional use under the M1 Light Industrial Zone pursuant to §61309,~~

1 and the GLUC shall not approve any workforce housing development  
2 in any zoning area other than an M1 Zone.

3 ~~(4) [No Text]~~

4 ~~(A) Applications for the development of temporary workforce~~  
5 ~~housing shall come before the GLUC as a “Conditional Use”~~  
6 ~~subject to the review process of the Agency Review Committee,~~  
7 ~~and shall be subject to specific conditions of approval as~~  
8 ~~established by the GLUC.~~

9 ~~(B) In addition to other conditions imposed by the GLUC, all~~  
10 ~~temporary workforce housing conditions for approvals shall~~  
11 ~~include the following minimum conditions:~~

12 ~~(i) Unless specifically limited, approvals shall be for an~~  
13 ~~initial term of twenty four (24) months, and thereafter shall be~~  
14 ~~renewed annually. Renewals shall be on forms issued by the~~  
15 ~~Chief Planner, and subject to inspection by the Chief Planner and~~  
16 ~~a public hearing before the GLUC.~~

17 ~~(ii) The project must be served by an adequate sanitary 3~~  
18 ~~sewer system.~~

19 ~~(iii) The project must have adequate fire flow indicated by~~  
20 ~~a minimum six (6) inch diameter water line or other minimum~~  
21 ~~water service conditions imposed by the Guam Waterworks~~  
22 ~~Authority.~~

23 ~~(iv) The project must comply with all health and safety~~  
24 ~~regulations of the government of Guam and the OSHA~~  
25 ~~regulations, as applicable.~~

26 ~~(v) Each approved project shall include a substantial~~  
27 ~~perimeter fence which shall be at least of “chain link” quality and~~

1 a minimum six (6) feet in height, and be subject to a complete  
2 landscape plan.

3 (vi) The project must include a development plan  
4 indicating specific design parameters for sleeping, toilet and  
5 shower facilities, laundry services, food services, security,  
6 medical care, transportation services and recreation areas.

7 (C) Notwithstanding any other provision of law, applications that  
8 are pending for a Conditional Use Permit for the development of  
9 temporary workforce housing submitted to GLUC prior to February 11,  
10 2021, that have been delayed due to the prohibition on public hearings  
11 or public congregating pursuant to executive order or pandemic  
12 condition of readiness (PCOR), shall not require GLUC approval of the  
13 temporary workforce housing Conditional Use and shall be required to  
14 meet only the requirements of Subsections (c)(4)(B)(i) through (iv) of  
15 this Section, as well as all conditions imposed by the Department of  
16 Land Management at the preliminary application interview stage,  
17 including:

18 (i) location of the temporary workforce housing facility in  
19 an M1 zone;

20 (ii) written notice posted on a 4'x 8' sign on the property  
21 for a minimum of two (2) weeks, and notice in a Guam  
22 newspaper on two (2) separate days of the proposed project  
23 including details on the physical size and the number workers  
24 who will be housed in the temporary workforce housing facility;  
25 and

1                   ~~(iii) a resolution in support of the project from the~~  
2                   ~~municipal planning council of the village where the proposed~~  
3                   ~~project will be located.~~

4                   ~~Upon compliance with conditions for approval and certification~~  
5                   ~~by the Department of Land Management, the applicant may~~  
6                   ~~apply directly to the Department of Public Works for a building~~  
7                   ~~permit and to the Department of Public Health and Social~~  
8                   ~~Services for a sanitary permit and a workers dormitory permit.~~

9                   **Section 3. Severability.** If any provision of this Act or its application to any  
10                  person or circumstance is found to be invalid or contrary to law, such invalidity shall  
11                  not affect other provisions or applications of this Act which can be given effect  
12                  without the invalid provision or application, and to this end the provisions of this  
13                  Act are severable.

14                  **Section 4. Effective Date.** This Act shall be effective upon enactment.  
15