

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
207-38 (COR)	Sabina Flores Perez	AN ACT TO <i>AMEND</i> § 75A107(a); <i>ADD</i> NEW § 75A123(c); AND <i>AMEND</i> § 75A124; ALL OF CHAPTER 75A, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE CHAMORRO LAND TRUST COMMISSION TO LEASE PARCELS WITH UNDIVIDED INTEREST TO PROVIDE AFFORDABLE HOUSING OPTIONS TO THE BENEFICIARIES.	10/10/25 4:58 p.m.						

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

Bill No. 207-38 (COR)

Introduced by:

Sabina Flores Perez *SFP*

**AN ACT TO *AMEND* § 75A107(a); *ADD NEW* § 75A123(c);
AND *AMEND* § 75A124; ALL OF CHAPTER 75A, TITLE
21, GUAM CODE ANNOTATED, RELATIVE TO
AUTHORIZING THE CHAMORRO LAND TRUST
COMMISSION TO LEASE PARCELS WITH UNDIVIDED
INTEREST TO PROVIDE AFFORDABLE HOUSING
OPTIONS TO THE BENEFICIARIES.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that many eligible applicants to the Chamorro Land Trust Commission (CLTC) have remained on an extended waiting list without being issued a lease. This backlog, combined with legal and financial challenges, has delayed the fulfillment of the original legislative intent behind the Chamorro Land Trust Act — to return lands to the indigenous people of Guam for their social and economic upliftment.

I Liheslatura finds that one of the most significant barriers to successful land use and occupancy by CLTC lessees are the high upfront infrastructure costs required to develop leased lots. These costs include, but are not limited to - land surveying; installation of water and sewer connections; and electrical power hookups. These infrastructure costs not only serve as barriers to attaining affordable housing but can also increase the risk of becoming a compliance issue.

I Liheslaturan finds that multifamily dwellings can increase affordability for prospective homeowners due to lower developmental costs. However, existing

1 statute limits leases to individual lots for each lessee. Allowing a lease option of a
2 parcel with undivided interest that accommodates multifamily dwellings would a
3 facilitate land restoration for beneficiaries.

4 *I Liheslatura* finds that a communal approach to land tenure can promote
5 sustainable practices through the pooling of resources and shared responsibility.
6 Many of Guam's water wells are located on CLTC properties. Thus, the leasing of
7 undivided interest parcels may also integrate conservation and sustainable practices.
8 Furthermore, the undivided interest model aligns with cultural values of cooperation
9 and resource sharing inherent to the CHamoru way of life, while also enhancing the
10 economic viability of lease participation for low-income families.

11 Therefore, it is the intent of *I Liheslaturan Guåhan* to facilitate leases for
12 residential and subsistence purposes by authorizing CLTC to lease an undivided
13 interest parcel with multiple family dwellings for CLTC beneficiaries as an option
14 for attaining affordable housing and land restoration.

15 **Section 2.** § 75A107(a) of Chapter 75A, Title 21, Guam Code Annotated,
16 is hereby *amended* to read:

17 **“§ 75A107. Leases to Eligible Beneficiaries, Licenses.**

18 (a) The Commission is authorized to lease to eligible beneficiaries
19 the right to the use and occupancy of a tract or tracts of Chamorro Land Trust
20 Property ~~within~~ according to the following acreage limits per each lessee:

21 (1) for divided interest parcels, for each lessee,

22 ~~(1)~~(A) not less than one quarter (0.25) acre, nor more
23 than one half (0.50) acre for subsistence agricultural or
24 aquaculture farming;

25 ~~(2)~~(B) not less than one half (0.50) acre, nor more than
26 twenty (20) acres for commercial agricultural or aquaculture use;

27 ~~(3)~~(C) not less than one (1) acre, nor more than twenty (20)
28 acres for grazing use; and

1 ~~(4)~~(D)not more than one (1) acre for any class of land to
2 be used as a residential lot.

3 (2) For undivided interest parcels,

4 (A) the Commission is authorized to issue leases to
5 multiple eligible beneficiaries within a single undivided interest
6 parcel for the purposes providing a residential lease of a unit of
7 a multifamily dwelling;

8 (B) the size of the undivided interest parcel shall not be
9 less than one quarter (0.25) acre times the number of dwellings,
10 nor more than one half (0.50) acre times the number of dwellings
11 with subsistence agricultural and/or aquaculture farming; and

12 (C) the land shall be collectively managed, cultivated,
13 and maintained by the leaseholders, pursuant rules adopted by
14 the Commission.”

15 **Section 3.** A new § 75A123(c) of Chapter 75A, Title 21, Guam Code
16 Annotated, is hereby *added* to read:

17 “(c) The CLTC shall submit monthly reports to *I*
18 *Maga’hågan/Maga’låhen Guåhan*, the Speaker of *I Liheslaturan Guåhan*,
19 and the Office of Public Accountability with the number of leases issued
20 pursuant to this Chapter, and post the same on the website of the CLTC.”

21 **Section 4.** § 75A124 of Chapter 75A, Title 21, Guam Code Annotated, is
22 hereby *amended* to read:

23 **“§ 75A124. The Chamorro Land Trust Survey and Infrastructure**
24 **Fund.** The Chamorro Land Trust Commission shall create a special fund
25 called the Chamorro Land Trust Survey and Infrastructure Fund (Fund), which
26 shall be maintained separate and apart from any other funds and shall not be
27 subject to the transfer authority of *I Maga’hågan/Maga’låhen Guåhan*.

1 (a) Notwithstanding any other provision requiring the deposit
2 of proceeds to other funds, the Fund shall receive:

3 (1) the proceeds of all sales of bull cart trails,
4 substandard lots, irregular lots, remnants, splinter lots, fractional
5 lots, easement purchase remnants, and easement condemnation
6 remnants belonging to the government of Guam;

7 (2) the proceeds of commercial leases or licenses
8 executed after October 2015; ~~and~~

9 (3) the proceeds of CLTC commercial submerged lands
10 license agreements, to include license fees, landing fees, fines,
11 and interest; and

12 (4) the proceeds of voluntary payments to pay costs
13 defined in Section 75A124(b)(1) of this Chapter.

14 (b) Expenditures from the Fund shall be made pursuant to a
15 resolution by the CLTC, and shall be restricted to the following
16 expenditures:

17 (1) for the subdivision, surveying, mapping and
18 registration of tracts of residential and agricultural land in the
19 CLTC property inventory; ~~and~~

20 (2) for the construction of infrastructure, to include
21 access roads, water, sewer, power utilities, telecommunications
22 resources, and subdivision improvements, which include, but are
23 not limited to, storm drainage facilities, curbs, street gutters, and
24 sidewalks, to service CLTC residential and agricultural tracts of
25 land, including debt service required for financing secured
26 through the U.S. Department of Agriculture's Rural Utilities
27 Service (RUS) to include the Substantially Underserved Trust
28 Area (SUTA) Initiative. In addition to the annual lease fee

1 established by § 75A108 of this Chapter, the Commission may
2 recover from lessees, the full cost of RUS and SUTA funded
3 investments which shall be prorated over the life of duly
4 executed lease agreements; and

5 (3) for the construction of multifamily dwellings for
6 eligible beneficiaries.

7 (c) The Commission shall report on a quarterly basis to the
8 Speaker of *I Liheslaturan Guåhan* as to the revenues collected and
9 expended from the Fund, including any and all financial agreements
10 secured through the U.S. Department of Agriculture's RUS and SUTA
11 Initiative, and post the same on the website of the Chamorro Land Trust
12 Commission. The Fund shall be subject to audit by the Guam Public
13 Auditor.

14 (d) Lessees pursuant to §§ 75A107(a)(1)(A) and
15 75A107(a)(2) of this Chapter shall not be required to pay costs defined
16 in § 75A124(b)(1) of this Chapter. The Commission is authorized to
17 receive voluntary payment of said costs, which shall be deposited in the
18 Chamorro Land Trust Survey and Infrastructure Fund."

19 **Section 5. Severability.** If any provision of this Act or its application to any
20 person or circumstance is found to be invalid or inorganic, such invalidity shall not
21 affect other provisions or applications of this Act which can be given effect without
22 the invalid provisions or application, and to this end the provisions of this Act are
23 severable.

24 **Section 6. Effective Date.** This Act shall be effective upon enactment.