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
365-38 (LS)	Frank F. Blas, Jr.	AN ACT TO *ADD* A NEW § 61639(d) TO CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO ALLOWING HORIZONTAL PROPERTY REGIMES AND TIME SHARE OWNERSHIP UNDER THE SUMMARY ZONE CHANGE PROCESS FOR PROPERTIES ZONED TO R-2.	9/28/26 1:05 p.m.						

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 365-38 (LS)

Introduced by: Frank F. Blas, Jr.

AN ACT TO *ADD* A NEW § 61639(d) TO CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO ALLOWING HORIZONTAL PROPERTY REGIMES AND TIME SHARE OWNERSHIP UNDER THE SUMMARY ZONE CHANGE PROCESS FOR PROPERTIES ZONED TO R-2.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that the housing allowance of military service members continues to overwhelm the local community by a large margin whereby most if not all housing rentals are priced way beyond the reach of the local populace.

The military estimates needing between eighteen hundred (1,800) to two thousand (2,000) housing units outside its bases for its service members and their families.

I Liheslatura finds there is a need for urgent action from the Government of Guam to coordinate with the United States military on the military buildup and the impact of the miltiary's housing needs that affects the local community's housing needs as well.

Based on past housing symposium actions by both the local government and the military and by professional real estate companies and brokers reporting on

housing shortage and affordability, it can be inferred that there is a "need" for more housing.

Public Law 38-74 was enacted to address the housing needs through affordable housing streamline zoning.

I Liheslatura further finds that there are other programs that can support and enhance housing needs such as the Summary Zone Change Process. However, it is further found that the Summary Zone Change Rules and Regulations specifically, under the title Standards and Procedures, Rule 8, restricts the conversions of "Apartments" under the R-2 zone designation from being converted to "Horizontal Property Regimes" or to "Time Share Ownership."

It is further noted that the Summary Zone Change Rules and Regulations were promulgated under the Administrative Adjudication Act (AAA) Process in 1992. It has been thirty-four (34) years since the SZC Rules and Regulations were developed (1992). While the various sections of the Rules and Regulations are still applicable other sections appear outdated and hinder the objectives of addressing availability of local housing and ownership.

Therefore, *I Liheslatura* hereby finds that there is a need to strike a balance of other zoning programs that support and enhance "housing" needs.

Section 2. A new § 61639(d) is added to Chapter 61, Title 21, Guam Code Annotated to read:

"§ 61629(d). Horizontal Property Regimes and Time Share Ownerships are allowed under the Summary Zone Change Process for properties zoned to R-2."