

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
41-38 (COR)	Joe S. San Agustin	AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.	1/23/25 3:27 p.m. ^2/26/25 10:48 a.m.	2/28/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	2/11/25	5/22/25 2:00 p.m.	10/29/25 As Amended.	
								5/4/26 As Amended and Further Amended.	

OFFICE OF THE VICE SPEAKER V. Anthony Ada


I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



May 1, 2026

Honorable Frank F. Blas, Jr
Speaker
Mina'trentai Ocho na Liheslaturan Guåhan
163 Chalan Santo Papa
Hagåtña, Guam 96910

VIA: Honorable V. Anthony Ada 
Chairperson, Committee on Rules

Re: Supplemental Committee Report on Bill No. 41-38 (COR) As amended and further amended by the Committee

Håfa adai Speaker Blas:

Transmitted herewith is the Supplemental Committee Report on **Bill No. 41-38 (COR), As amended and further amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – Introduced by Joe S. San Agustin – “AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.”

Committee votes are as follows:

- 1 TO DO PASS
- 0 TO NOT PASS
- 5 TO REPORT OUT ONLY
- 0 TO ABSTAIN
- 0 TO PLACE IN INACTIVE FILE

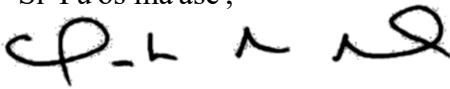


COMMITTEE ON RULES

RECEIVED:

May 1, 2026 11:23 a.m.
Marie Crisostomo

Si Yu'os ma'åse',



V. Anthony Ada



OFFICE OF THE VICE SPEAKER

V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

SUPPLEMENTAL COMMITTEE REPORT

Bill No. 41-38 (COR)

As amended and further amended by the Committee on Land,
Environment, Housing, Agriculture, Parks and Infrastructure

Introduced by Joe S. San Agustin

**“AN ACT TO ADD A NEW (j) TO § 80105 OF
CHAPTER 80, TITLE 21 GUAM CODE
ANNOTATED RELATIVE TO TRANSFERRING
LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM,
IN THE MUNICIPALITY OF YIGO, GUAM, TO
THE GUAM ANCESTRAL LAND USE
COMMISSION.”**

by Vice Speaker V. Anthony Ada

OFFICE OF THE VICE SPEAKER V. Anthony Ada

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



April 27, 2026

MEMORANDUM

To: All Members
Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

From: Vice Speaker V. Anthony Ada 
Committee Chairperson

Subject: Supplemental Committee Report on Bill No. 41-38 (COR) As amended and further amended by the Committee

Transmitted herewith is the Supplemental Committee Report on **Bill No. 41-38 (COR), As amended and further amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – Introduced by Joe S. San Agustin – “AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.”

This report includes the following:

- Committee Vote Sheet
- Committee Report Digest (Updated Committee Recommendation)
- Copy of Bill No. 41-38 (COR)
- Copy of Bill No. 41-38 (COR) as amended and further amended by the Committee
- Amended Mark-Up Version

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.

Si Yu'os ma'åse'

OFFICE OF THE VICE SPEAKER

V. Anthony Ada


I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



COMMITTEE VOTE SHEET

Bill No. 41-38 (COR) As amended and further by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure – Joe S. San Agustin – “AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.”

	SIGNATURE/ DATE OF SIGNATURE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
Vice Speaker V. Anthony Ada Chairperson	 04/27/26			✓		
Senator Christopher M. Dueñas Vice Chairperson	EVOTE 04/28/26			✓		
Speaker Frank F. Blas, Jr. Member						
Senator Sabrina Salas Matanane Member	EVOTE 04/28/26			✓		
Senator Shelly V. Calvo Member						
Senator Vincent A.V. Borja Member	EVOTE 04/28/26			✓		
Senator Sabina F. Perez Member						
Senator Chris Barnett Member	EVOTE 04/27/26			✓		
Senator Tina Muña Barnes Member						
Senator Joe S. San Agustin Member	EVOTE 04/27/26	✓				



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 41-38 (COR) As amended

Senator Chris Duenas <senator.duenas@guamlegislature.gov>

Tue, Apr 28, 2026 at 8:59 AM

To: "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

To Report Out Only



Office of Senator Christopher M. Dueñas

Chairman, Committee on Finance and Government Operations

259 Martyr St., Hagatna, Guam 96910

senator.duenas@guamlegislature.gov

(671) 989-9554

[Quoted text hidden]

URGENT REQUEST for Evote: Bill No. 41-38 (COR) As amended

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Mon, Apr 27, 2026 at 10:57 AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja

<vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, "Senator Joe S. San Agustin"

<senatorjoessanagustin@gmail.com>

Hafa Adai,

To report out only.

Si Yu'us Ma'ase

[Quoted text hidden]

--



The Office of Senator Chris Barnett

I Mina'trentai Ocho Na Liheslaturan Guåhan

Suite 202 · Calvo- Arriola Building · 259 Martyr St. · Hagåtña, Guam 96910

(671)969-3586 · malafunkshun@guamlegislature.gov

[Quoted text hidden]



URGENT REQUEST for Evote: Bill No. 41-38 (COR) As amended

Joe S. San Agustin <senatorjoessanagustin@gmail.com>

Mon, Apr 27, 2026 at 11:10 AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja

<vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett

<malafunkshun@guamlegislature.gov>

To Do Pass

The Office of Senator Joe S. San Agustin

I Mina'trentai Ocho na Liheslaturan Guåhan

38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

T: (671) 989-5445 F: (671) 969-6737 E: senatorjoessanagustin@gmail.com

Website: www.senatorjoessanagustin.com

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 41-38 (COR) As amended

Office of Legislative Secretary Senator Sabrina Salas Matanane

Tue, Apr 28, 2026 at 9:10

<office.senatorbri@guamlegislature.gov>

AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>,

Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez

<office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>,

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin"

<senatorjoessanagustin@gmail.com>

To Report Out Only.

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Office of Legislative Secretary

SENATOR SABRINA SALAS MATANANE

I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs

163 W. Chalan Santo Papa, Hagåtña, Guam 96910

✉ office.senatorbri@guamlegislature.gov

☎ 671-989-2572

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

URGENT REQUEST for Evote: Bill No. 41-38 (COR) As amended

Senator Vince Borja <vince.borja@guamlegislature.gov>

Tue, Apr 28, 2026 at 9:26 AM

Reply-To: Senator Vince Borja <vince.borja@guamlegislature.gov>

To: vicespeakertonyada@guamlegislature.gov

Cc: senator.duenas@guamlegislature.gov, speakerblas@guamlegislature.gov, office.senatorbri@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, office.senatorperez@guamlegislature.gov, senator.munabarnes@guamlegislature.gov, malafunkshun@guamlegislature.gov, senatorjoessanagustin@gmail.com, vicespeakertonyada@guamlegislature.gov

To Report Out Only.

Respectfully,



Office of Senator Vincent A.V. Borja

Committee on Education, Libraries, & Public
Broadcasting

38th Guam Legislature

Suite 502, DNA Bldg. [238 Archbishop Flores St.](#)

[Hagåtña, Guam 96910](#)

T +1 (671) 969-8423

E contact@senatorvinceborja.com

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The new assessment method:

- Governor Leary instituted a system where the size and type of land were the basis for taxation, rather than the income it produced.
- For many years, the naval government specifically tied land values—for property tax and other purposes—to the number of coconuts the land could produce, creating a "copra economy".
- This tax on copra (dried coconut meat) was significant. For some plantations, the land tax absorbed as much as one-third of the income from the copra harvest.
- The administration sometimes attempted to protect families by allowing them to keep their land if they could not pay the tax.

The Committee further finds that both methods of assessing and collecting property taxes were done without the consent of the people of Guam. This includes seizure of property for non-payment of taxes. The subject lots in Bill No. 41-38 (COR) are among those properties that were seized by the US Naval Government and later deeded to the Government of Guam.

The Committee further finds much of the properties transferred by the Navy to the Government of Guam were unregistered meaning that the history of ownership was uncertain. As such, a judicial process of registration is required for all unregistered land before it can be duly titled.

The primary purpose of land registration for Government of Guam land is to ensure clear, legally recognized titles for public lands, preventing boundary conflicts with private landowners and providing assurance to government agencies regarding land status for development purposes. The process involves surveying and mapping public properties, serving notifications to potential claimants, and formalizing the ownership and usage rights of public land, including land designated for the welfare of the people.

The Committee Report was initially placed on the January Session Agenda. This Supplemental Committee Report includes suggested amendments that were added to the bill.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out **Bill No. 41-38 (COR) As amended and further amended by the Committee - Joe S. San Agustin** – “AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION,” with the recommendation **TO REPORT OUT ONLY.**

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

Bill No. 41-38 (COR)

Introduced by:

Joe S. San Agustin

AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new Subsection (j) to § 80105 of Chapter 80, Title 21 Guam Code Annotated is hereby *added* to read:

“(j) Lot Nos. 7100, 7102, 7103 and 7146 originally owned by the Estate of John S.N. Taitano and Rosario F. Taitano in the vicinity known as Janom in the municipality of Yigo. The properties shall be transferred and shall be deeded to the Guam Ancestral Lands Commission within thirty (30) days of the effective date of this Act. The Guam Ancestral Lands Commission shall within one hundred eighty (180) days dispose of the land parcel and lot transferred by this Act in a manner consistent with and pursuant to its enabling legislation and its mandates. All pre-condemnation roads, easements and bull cart trails shall remain as easements for public access and utilities.”

Section 2. Severability. If any provision of this Act or its application to any person or circumstance is found to be invalid or inorganic, such invalidity shall not affect other provisions or applications of this Act that can be given effect without

1 the invalid provision or application, and to this end the provisions of this Act are
2 severable.

3 **Section 3. Effective Date.** This Act shall be effective upon enactment.

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

Bill No. 41-38 (COR)

As amended and further amended by the Committee on
Land, Environment, Housing, Agriculture,
Parks, and Infrastructure

Introduced by:

Joe S. San Agustin

**AN ACT TO *ADD* A NEW (j) TO § 80105 OF CHAPTER
80, TITLE 21 GUAM CODE ANNOTATED RELATIVE
TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND
7146 IN JANOM, IN THE MUNICIPALITY OF YIGO,
GUAM, TO THE GUAM ANCESTRAL LAND USE
COMMISSION.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new Subsection (j) to § 80105 of Chapter 80, Title 21 Guam
Code Annotated is hereby *added* to read:

“(j) Lot Nos. 7100, 7102, 7103 and 7146 claimed by the Estate of John
S.N. Taitano and Rosario F. Taitano in the vicinity known as Janom in the
municipality of Yigo. The properties shall be transferred from the
Government of Guam and shall be deeded to the Guam Ancestral Lands
Commission within thirty (30) days of the effective date of this Act. The
Guam Ancestral Lands Commission shall dispose of the land parcel and lot
transferred by this Act in a manner consistent with and pursuant to its enabling
legislation and its mandates. All pre-condemnation roads, easements and bull
cart trails shall remain as easements for public access and utilities.”

Section 2. Severability. If any provision of this Act or its application to
any person or circumstance is found to be invalid or inorganic, such invalidity shall
not affect other provisions or applications of this Act that can be given effect without

1 the invalid provision or application, and to this end the provisions of this Act are
2 severable.

3 **Section 3. Effective Date.** This Act shall be effective upon enactment.

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

Bill No. 41-38 (COR)

As amended and further amended by the Committee on
Land, Environment, Housing, Agriculture,
Parks, and Infrastructure

Introduced by:

Joe S. San Agustin

**AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER
80, TITLE 21 GUAM CODE ANNOTATED RELATIVE
TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND
7146 IN JANOM, IN THE MUNICIPALITY OF YIGO,
GUAM, TO THE GUAM ANCESTRAL LAND USE
COMMISSION.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new Subsection (j) to § 80105 of Chapter 80, Title 21 Guam Code Annotated is hereby *added* to read:

“(j) Lot Nos. 7100, 7102, 7103 and 7146 ~~originally owned claimed~~ by the Estate of John S.N. Taitano and Rosario F. Taitano in the vicinity known as Janom in the municipality of Yigo. The properties shall be transferred ~~from the Government of Guam~~ and shall be deeded to the Guam Ancestral Lands Commission within thirty (30) days of the effective date of this Act. The Guam Ancestral Lands Commission shall ~~within one hundred eighty (180) days, upon completing any land registration requirements,~~ dispose of the land parcel and lot transferred by this Act in a manner consistent with and pursuant to its enabling legislation and its mandates. All pre-condemnation roads, easements and bull cart trails shall remain as easements for public access and utilities.”

1 **Section 2. Severability.** If any provision of this Act or its application to
2 any person or circumstance is found to be invalid or inorganic, such invalidity shall
3 not affect other provisions or applications of this Act that can be given effect without
4 the invalid provision or application, and to this end the provisions of this Act are
5 severable.

6 **Section 3. Effective Date.** This Act shall be effective upon enactment.