

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
160-38 (COR)	V. Anthony Ada Christopher M. Dueñas Jesse A. Lujan Sabrina Salas Matanane Joe S. San Agustin Tina Rose Muña-Barnes Shelly V. Calvo	AN ACT TO <i>ADD</i> A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.	6/26/25 12:27 p.m.	7/7/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 7/7/25 7/18/25	7/25/25 8:30 a.m.	3/3/26 5/8/26 Supplemental Committee Report.	

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 7, 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: Committee Report on Bill No. 160- 38 (COR) As amended

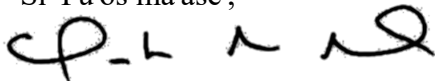
Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on the **Bill No. 160-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – V. Anthony Ada, Christopher M. Dueñas, Jesse A. Lujan, Sabrina Salas Matanane, Joe S. San Agustin, Tina Rose Muña Barnes, Shelly V. Calvo - AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.

Committee votes are as follows:

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

Si Yu'os ma'åse',



V. Anthony Ada



COMMITTEE ON RULES

RECEIVED:

May 7, 2026 4:04 p.m.

Marie Crisostomo



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 REPORT

Bill No. 160-38 (COR)

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

Introduced by V. Anthony Ada, Christopher M. Dueñas, Jesse A. Lujan, Sabrina Salas Matanane, Joe S. San Agustin, Tina Rose Muña Barnes, Shelly V. Calvo

**“AN ACT TO *ADD* A NEW ARTICLE 8 TO
CHAPTER 66, TITLE 21, GUAM CODE
ANNOTATED RELATIVE ADOPTING THE
INTERNATIONAL PROPERTY
MAINTENANCE CODE FOR CERTAIN
PROPERTIES ON H (HOTEL) ZONED LOTS.”**

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 21, 2026

MEMORANDUM

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

From: Vice Speaker V. Anthony Ada 
Committee Chairperson

Subject: Committee Report on Bill No. 160-38 (COR) As amended

Transmitted herewith for your consideration is the Committee Report on the **Bill No. 160-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure – V. Anthony Ada, Christopher M. Dueñas, Jesse A. Lujan, Sabrina Salas Matanane, Joe S. San Agustin, Tina Rose Muña Barnes, Shelly V. Calvo - AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.**

This report includes the following:

- Copy of COR Referral of Bill No. 160-38 (COR)
- Notices of Public Hearing & Other Correspondence
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimonies & Supporting Documents
- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 160-38 (COR)
- Copy of Bill No. 160-38 (COR) as Amended
- Amended Mark-up Version
- Copy of Fiscal Note Waiver from Bureau of Budget and Management Research

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. 160-38 (COR) – V. Anthony Ada, Christopher M. Dueñas, Jesse A. Lujan, Sabrina Salas Matanane, Joe S. San Agustin, Tina Rose Muña Barnes, Shelly V. Calvo - AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS
As amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

	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	04/21/26 	✓				
Senator Christopher M. Dueñas Vice Chairperson	EVOTE 04/21/26	✓				
Speaker Frank F. Blas, Jr. Member	EVOTE 04/21/26			✓		
Senator Sabrina Salas Matanane Member	EVOTE 04/24/26			✓		
Senator Shelly V. Calvo Member	EVOTE 04/21/26	✓				
Senator Vincent A.V. Borja Member						
Senator Sabina F. Perez Member	EVOTE 04/22/26			✓		
Senator Chris Barnett Member	EVOTE 04/21/26			✓		
Senator Tina Muña Barnes Member						
Senator Joe S. San Agustin Member	EVOTE 04/23/26	✓				



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

URGENT REQUEST for Evote: Bill No. 160-38 (COR)

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

Tue, Apr 21, 2026 at 5:20 PM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Cc: Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Office Senator Bri <office.senatorbri@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 do pass



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

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URGENT REQUEST for Evote: Bill No. 160-38 (COR)

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Tue, Apr 21, 2026 at 5:24 PM

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

Cc: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Office of Senator Shelly Calvo

<officeofsenatorshellycalvo@guamlegislature.gov>, "Vice Speaker V. Anthony Ada"

<vicespeakertonyada@guamlegislature.gov>, Office Senator Bri <office.senatorbri@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>

To report out only



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

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URGENT REQUEST for Evote: Bill No. 160-38 (COR)

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>

Tue, Apr 21, 2026 at 5:02 PM

To: Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas <senator.duenas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@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

Judy Shockley
Office Administrator



Office of Speaker Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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URGENT REQUEST for Evote: Bill No. 160-38 (COR)

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

Thu, Apr 23, 2026 at 9:31 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. 160-38 (COR)

Office Senator Perez <office.senatorperez@guamlegislature.gov>

Wed, Apr 22, 2026 at 5:01 AM

To: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

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

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

"Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Office Senator Bri

<office.senatorbri@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Senator Tina Muna

Barnes <senator.munabarnes@guamlegislature.gov>, "Senator Joe S. San Agustin"

<senatorjoessanagustin@gmail.com>

To report out only.

[Quoted text hidden]



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

URGENT REQUEST for Evote: Bill No. 160-38 (COR)

Office of Legislative Secretary Senator Sabrina Salas Matanane

Fri, Apr 24, 2026 at 8:34

<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.

[Quoted text hidden]



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

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URGENT REQUEST for Evote: Bill No. 160-38 (COR)

Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov> Tue, Apr 21, 2026 at 4:20 PM

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>, 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>

Hafa adai,

To do pass.

Respectfully,

Jacqueline Munoz



Office of the People | Senator Shelly V. Calvo

Majority Whip & Chairwoman

Committee on Child Welfare, Youth Affairs, Senior Citizens, Women's Affairs, Disability Services, the Arts, Culture, Historic Preservation & Hagåtña Restoration

38th Guam Legislature

163 Chalan Santo Papa, Hagåtña, Guam 96910

T +1 (671) 989-5682

E officeofsenatorshellycalvo@guamlegislature.gov

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for many businesses and we have to hold landlords accountable for buildings they rent to small businesses. He thanked his colleagues and the panel for being there and adjourned the hearing at 9:47 am.

The public hearing was adjourned at **9:47am.**

III. FINDINGS & RECOMMENDATIONS

The Committee finds that broad community support exists for the adoption of the International Property Management Code for hotel zone properties. The International Property Management Code (IPMC) is a model code developed by the International Code Council (ICC) that establishes minimum regulations for existing residential and commercial buildings. It ensures safety, health, and sanitation by setting standards for structural integrity, plumbing, electrical, and fire safety systems.

The enactment of the Bill will allow the Guam Visitors Bureau (GVB) set the parameters for the adoption of the IPMC for hotels while leaving the enforcement to the Department of Public Works (DPW). Both GVB and DPW supported the bill at the hearing.

Key Aspects of Proposed IPMC in Guam, may include:

- **Target Area:** Primarily focused on Hotel-Zoned (H) properties, as requested by the Guam Visitors Bureau board.
- **Maintenance Requirements:**
 - **Exterior Premises:** Must be free of rubble, garbage, and overgrown grass/weeds (over 6 inches for example).
 - **Structures:** Must be free from pest infestation, rodent harborage, and maintain good structural repair.
 - **Paint/Mold:** Chipped/peeling paint in excess of 10% of a wall must be repaired, and mold exceeding 10% of a wall surface must be remediated.
 - **Accessory Structures:** Fences and walls must be maintained.








Although the witnesses at the hearing suggest including a deadline for the Guam IPMC adoption be added to the Bill that will begin tolling upon enactment, however, the Bill as introduced will allow GVB and DPW to self-impose any deadline that they see practicable to complete and publish the Code. The Committee amends to the bill to correct errors in the designation of the *International Property Maintenance Code*. This bill was originally was place on the March agenda.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out **Bill No. 160-38 (COR)** as **Amended by the Committee** – V. Anthony Ada, Christopher M. Dueñas, Jesse A. Lujan, Sabrina Salas Matanane, Joe S. San Agustin, Tina Rose Muña Barnes, Shelly V. Calvo - AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.- with the recommendation **TO REPORT OUT ONLY.**

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

Bill No. 160-38 (COR)

Introduced by:

V. Anthony Ada 
Christopher M. Dueñas 
Jesse A. Lujan 
Sabrina Salas Matanane 
Joe S. San Agustin 
Tina Rose Muña Barnes 
Shelly V. Calvo 

**AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66,
TITLE 21, GUAM CODE ANNOTATED RELATIVE
ADOPTING THE INTERNATIONAL PROPERTY
MANAGEMENT CODE FOR CERTAIN PROPERTIES ON
H (HOTEL) ZONED LOTS.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that building dilapidation from failed maintenance is the primary reason for unsightly buildings and other structures that tarnish Guam's image and natural beauty. Abandoned or poorly maintained buildings in Guam's tourism areas are not new problems but the remedy, however, however requires an adoption of maintenance standards and penalties for violations. As such, maintenance standards should be adopted for buildings or structure on Hotel zoned (H Zone) properties.

I Liheslaturan Guåhan further finds that the *International Property Maintenance Code* (IPMC) is a model code established to set minimum standards and requirements for the maintenance of existing buildings and properties, ensuring public health, safety, and welfare. It's not a law itself, but rather a model code that can be adopted and enforced by various jurisdictions. The IPMC focuses on

1 establishing standards for basic equipment, light, ventilation, heating, sanitation,
2 and fire safety, among other aspects of property maintenance. Such standards and
3 requirements include, but are not limited to, basic standards for health, safety and
4 habitability; applicability to the types and locations of buildings and structure;
5 scope of coverage such as lighting, parking areas sanitation and fire safety;
6 responsibilities of owners, occupants and operators and regulatory enforcement.

7 It is the intent of *I Liheslaturan Guåhan* for the Guam Department of Public
8 Works to implement the International Property Maintenance Code at the request of
9 the Board of Directors of the Guam Visitors Bureau board of directors for structures
10 located on Hotel-zoned (H zone) properties.

11 **Section 2.** A new Article 8 is *added* to Chapter 66, Title 21, Guam Code
12 Annotated to read as follows:

13 **“Article 8.**

14 **International Property Maintenance Code**

15 **§ 66801. Applicability of the International Property Management Code**
16 **for Hotel Zoned (H) properties.** The Department of Public works (DPW) shall
17 implement, in whole or in part, the *International Property Management Code*
18 (IPMC) for buildings, other structures, parking lots and green areas located on Hotel
19 Zoned (H) properties at the request of the Board of Directors of the Guam Visitor’s
20 Bureau (GVB).

21 **§ 66802. Request by Resolution.** Any request by the Board of Directors of
22 GVB to DPW to implement or amend the IPMC, shall be in the form or a board
23 resolution and include, but not be limited to, the following:

- 24 (a) Scope of the types of properties subject to the IPMC,
- 25 (b) The standards of compliance with the IPMC,
- 26 (c) Process for exemptions of standards,
- 27 (d) Range of timelines for compliance,

1 (e) The penalties for each violation and non-compliance within the
2 range established by § 66803 of this Article, *infra*; and

3 (f) The process for amending the IPMC.

4 **§ 66803. Civil Penalties for Violations and Non-compliance with the**
5 **IPMC.** Civil penalties for violations and non-compliance with the provisions of the
6 IPMC, as adopted, implemented and amended shall not be less than Twenty-Five
7 Dollars (\$25.00) and no more than Five Thousand Dollars (\$5,000.00) for each
8 violation.

9 **§ 66804. Fee Schedule.** DPW shall create a fee schedule pursuant to the
10 provisions Chapter 9, 5 GCA. Fees *may* include, but not be limited to, permitting,
11 inspection, and reinspection fees. In the absence of adjudicated fees related to the
12 IPMC, DPW may use its existing fee schedule until such fees are duly adjudicated.

13 **§ 66805. Publication of the Adopted IPMC.** The adopted IPMC shall be
14 codified in Title 29, Guam Administrative Rules and Regulations along with the
15 schedules of fees and penalties.”

16 **Section 3. Effective Date.** This Act shall be effective one (1) year from the
17 date of enactment.

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

Bill No. 160-38 (COR)

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

Introduced by:

V. Anthony Ada
Christopher M. Dueñas
Jesse A. Lujan
Sabrina Salas Matanane
Joe S. San Agustin
Tina Rose Muña Barnes
Shelly V. Calvo

**AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66,
TITLE 21, GUAM CODE ANNOTATED RELATIVE
ADOPTING THE INTERNATIONAL PROPERTY
MAINTENANCE CODE FOR CERTAIN PROPERTIES ON
H (HOTEL) ZONED LOTS.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that building dilapidation from failed maintenance is the primary reason for unsightly buildings and other structures that tarnish Guam's image and natural beauty. Abandoned or poorly maintained buildings in Guam's tourism areas are not new problems but the remedy, however, requires an adoption of maintenance standards and penalties for violations. As such, maintenance standards should be adopted for buildings or structure on Hotel zoned (H Zone) properties.

I Liheslaturan Guåhan further finds that the *International Property Maintenance Code* (IPMC) is a model code established to set minimum standards and requirements for the maintenance of existing buildings and properties, ensuring public health, safety, and welfare. It's not a law itself, but rather a model code that

1 can be adopted and enforced by various jurisdictions. The IPMC focuses on
2 establishing standards for basic equipment, light, ventilation, heating, sanitation,
3 and fire safety, among other aspects of property maintenance. Such standards and
4 requirements include, but are not limited to, basic standards for health, safety and
5 habitability; applicability to the types and locations of buildings and structure;
6 scope of coverage such as lighting, parking areas sanitation and fire safety;
7 responsibilities of owners, occupants and operators and regulatory enforcement.

8 It is the intent of *I Liheslaturan Guåhan* for the Guam Department of Public
9 Works to implement the International Property Maintenance Code at the request of
10 the Board of Directors of the Guam Visitors Bureau board of directors for structures
11 located on Hotel-zoned (H zone) properties.

12 **Section 2.** A new Article 8 is *added* to Chapter 66, Title 21, Guam Code
13 Annotated to read as follows:

14 **“Article 8.**

15 **International Property Maintenance Code**

16 **§ 66801. Applicability of the International Property Maintenance Code**
17 **for Hotel Zoned (H) properties.** The Department of Public works (DPW) shall
18 implement, in whole or in part, the *International Property Maintenance Code*
19 (IPMC) for buildings, other structures, parking lots and green areas located on Hotel
20 Zoned (H) properties at the request of the Board of Directors of the Guam Visitor’s
21 Bureau (GVB).

22 **§ 66802. Request by Resolution.** Any request by the Board of Directors of
23 GVB to DPW to implement or amend the IPMC, shall be in the form or a board
24 resolution and include, but not be limited to, the following:

25 (a) Scope of the types of properties subject to the IPMC,

26 (b) The standards of compliance with the IPMC,

27 (c) Process for exemptions of standards,

1 (d) Range of timelines for compliance,

2 (e) The penalties for each violation and non-compliance within the
3 range established by § 66803 of this Article, *infra*; and

4 (f) The process for amending the IPMC.

5 **§ 66803. Civil Penalties for Violations and Non-compliance with the**
6 **IPMC.** Civil penalties for violations and non-compliance with the provisions of the
7 IPMC, as adopted, implemented and amended shall not be less than Twenty-Five
8 Dollars (\$25.00) and no more than Five Thousand Dollars (\$5,000.00) for each
9 violation.

10 **§ 66804. Fee Schedule.** DPW shall create a fee schedule pursuant to the
11 provisions Chapter 9, 5 GCA. Fees *may* include, but not be limited to, permitting,
12 inspection, and reinspection fees. In the absence of adjudicated fees related to the
13 IPMC, DPW may use its existing fee schedule until such fees are duly adjudicated.

14 **§ 66805. Publication of the Adopted IPMC.** The adopted IPMC shall be
15 codified in Title 29, Guam Administrative Rules and Regulations along with the
16 schedules of fees and penalties.”

17 **Section 3. Effective Date.** This Act shall be effective one (1) year from the
18 date of enactment.

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

Bill No. 160-38 (COR)

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

Introduced by:

V. Anthony Ada
Christopher M. Dueñas
Jesse A. Lujan
Sabrina Salas Matanane
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**AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66,
TITLE 21, GUAM CODE ANNOTATED RELATIVE
ADOPTING THE INTERNATIONAL PROPERTY
~~MANAGEMENT~~ MAINTENANCE CODE FOR CERTAIN
PROPERTIES ON H (HOTEL) ZONED LOTS.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that building dilapidation from failed maintenance is the primary reason for unsightly buildings and other structures that tarnish Guam's image and natural beauty. Abandoned or poorly maintained buildings in Guam's tourism areas are not new problems but the remedy, however, however requires an adoption of maintenance standards and penalties for violations. As such, maintenance standards should be adopted for buildings or structure on Hotel zoned (H Zone) properties.

I Liheslaturan Guåhan further finds that the *International Property Maintenance Code* (IPMC) is a model code established to set minimum standards and requirements for the maintenance of existing buildings and properties, ensuring public health, safety, and welfare. It's not a law itself, but rather a model code that

1 can be adopted and enforced by various jurisdictions. The IPMC focuses on
2 establishing standards for basic equipment, light, ventilation, heating, sanitation,
3 and fire safety, among other aspects of property maintenance. Such standards and
4 requirements include, but are not limited to, basic standards for health, safety and
5 habitability; applicability to the types and locations of buildings and structure;
6 scope of coverage such as lighting, parking areas sanitation and fire safety;
7 responsibilities of owners, occupants and operators and regulatory enforcement.

8 It is the intent of *I Liheslaturan Guåhan* for the Guam Department of Public
9 Works to implement the International Property Maintenance Code at the request of
10 the Board of Directors of the Guam Visitors Bureau board of directors for structures
11 located on Hotel-zoned (H zone) properties.

12 **Section 2.** A new Article 8 is *added* to Chapter 66, Title 21, Guam Code
13 Annotated to read as follows:

14 **“Article 8.**

15 **International Property Maintenance Code**

16 **§ 66801. Applicability of the International Property **Management****
17 ****Maintenance** Code for Hotel Zoned (H) properties.** The Department of Public
18 works (DPW) shall implement, in whole or in part, the *International Property*
19 *Management-Maintenance* Code (IPMC) for buildings, other structures, parking lots
20 and green areas located on Hotel Zoned (H) properties at the request of the Board of
21 Directors of the Guam Visitor’s Bureau (GVB).

22 **§ 66802. Request by Resolution.** Any request by the Board of Directors of
23 GVB to DPW to implement or amend the IPMC, shall be in the form or a board
24 resolution and include, but not be limited to, the following:

- 25 (a) Scope of the types of properties subject to the IPMC,
- 26 (b) The standards of compliance with the IPMC,
- 27 (c) Process for exemptions of standards,

1 (d) Range of timelines for compliance,

2 (e) The penalties for each violation and non-compliance within the
3 range established by § 66803 of this Article, *infra*; and

4 (f) The process for amending the IPMC.

5 **§ 66803. Civil Penalties for Violations and Non-compliance with the**
6 **IPMC.** Civil penalties for violations and non-compliance with the provisions of the
7 IPMC, as adopted, implemented and amended shall not be less than Twenty-Five
8 Dollars (\$25.00) and no more than Five Thousand Dollars (\$5,000.00) for each
9 violation.

10 **§ 66804. Fee Schedule.** DPW shall create a fee schedule pursuant to the
11 provisions Chapter 9, 5 GCA. Fees *may* include, but not be limited to, permitting,
12 inspection, and reinspection fees. In the absence of adjudicated fees related to the
13 IPMC, DPW may use its existing fee schedule until such fees are duly adjudicated.

14 **§ 66805. Publication of the Adopted IPMC.** The adopted IPMC shall be
15 codified in Title 29, Guam Administrative Rules and Regulations along with the
16 schedules of fees and penalties.”

17 **Section 3. Effective Date.** This Act shall be effective one (1) year from the
18 date of enactment.



COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

July 18, 2025

To: **Rennae V. C. Meno**
Clerk of the Legislature

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Fiscal Note for Bill No. 160-38 (COR)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 160-38 (COR).

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly forward the same to Management Information Services (MIS) for posting on our website.



**Bureau of Budget & Management Research
Fiscal Note of Bill No. 160-38 (COR)**

AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE TO ADOPTING THE INTERNATIONAL PROPERTY MANAGEMENT CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.

Department/Agency Appropriation Information	
Dept./Agency Affected: Department of Public Works (DPW)	Dept./Agency Head: Vincent P. Arriola, Director
Department's General Fund (GF) appropriation(s) to date:	4,278,008
Department's Other Fund (Specify) appropriation(s) to date: Guam Highway Fund (\$9,829,096); Guam Educational Facilities Fund (\$7,874,549);	17,703,645
	\$21,981,653

Fund Source Information of Proposed Appropriation			
	General Fund:	(Specify Special Fund):	Total:
FY 2024 Unreserved Fund Balance		\$0	\$0
FY 2025 Adopted Revenues	\$0	\$0	\$0
FY 2025 Appro. (P.L. 37-125)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill						
	One Full Fiscal Year	For Remainder of FY 2025 (if applicable)	FY 2026	FY 2027	FY 2028	FY 2029
General Fund	\$0	1/	1/	1/	1/	1/
Special Fund	\$0	1/	1/	1/	1/	1/
Total	\$0	1/	1/	1/	1/	1/

- Does the bill contain "revenue generating" provisions? / X / Yes / / No
If Yes, see Attachment.
- Is amount appropriated adequate to fund the intent of the appropriation? / X / N/A / / Yes / / No
If no, what is the additional amount required? \$ _____ / / N/A
- Does the Bill establish a new program/agency? / / Yes / X / No
If yes, will the program duplicate existing programs/agencies? / X / N/A / / Yes / / No
Is there a federal mandate to establish the program/agency? / / Yes / X / No
- Will the enactment of this Bill require new physical facilities? / / Yes / X / No
- Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: / X / Yes / / No
/ X / Requested agency comments not received by due date / / Other:

Analyst: _____ Date: _____ Director:  Date: **JUL 18 2025**
William P. Taitingfong, Acting BMA Supvr. Lester L. Carson, Jr., Director

Comments:
1/ See attached comments on Bill No 160-38 (COR).

Bureau of Budget and Management Research
Comments on Bill No. 160-38 (COR)

The proposed legislation seeks to add a new Article 8 to Chapter 66, Title 21, Guam Code Annotated relative to adopting the International Property Management Code for certain properties on H (Hotel) zoned lots.

According to the legislative finding and intent of Bill 160-38, abandoned or poorly maintained buildings and other structures in Guam's tourism areas requires an adoption of maintenance standards and penalties for violations. As such, maintenance standards should be adopted for buildings or structure on Hotel zoned (H Zone) properties. The International Property Maintenance Code (IPMC) is a model code established to set minimum standards and requirements for the maintenance of existing buildings and properties, ensuring public health, safety, and welfare. It is a model code that can be adopted and enforced by various jurisdictions, and focuses on establishing standards for the basic equipment, light, ventilation, heating, sanitation, and fire safety, among other aspects of property maintenance. Therefore, the intent of the proposed measure is for the Guam Department of Public Works (DPW) to implement the IPMC at the request of the Guam Visitors Bureau (GVB) board of directors for structures located on Hotel-zoned (H zone) properties.

The Bill 160-38 will mandate the DPW to implement, in whole or in part, the IPMC for buildings, other structures, parking lots and green areas located on Hotel Zoned (H) properties at the request by the Board of Directors of GVB to DPW to implement or amend the IPMC, in the form of a board resolution. Such resolution concerning the IPMC shall include the scope of the types of properties, the standards of compliance, process for exemptions, range of timelines for compliance, the penalties for each violation and non-compliance, and the process of amending the IPMC. The Bill 160-38 further provides for civil penalties for violations and non-compliance to be not less than \$25.00 and no more than \$5,000.00 for each violation, and requires DPW to create a fee schedule for fees to include, but not limited to, permitting, inspection, and reinspection fees. In the absence of adjudicated fees related to the IPMC, the DPW may use its existing fee schedule until such fees are duly adjudicated.

It should be noted that the Bureau had sought input on the proposed Bill 160-38 from the DPW on July 1, 2025 and follow-up requests on July 10, 2025 and has not received any official comments as of the date of this fiscal note.

The Bureau notes that Guam has adopted several International Codes (I-Codes) from the International Code Council (ICC). These include the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Private Sewage Disposal Code, International Residential Code, and Guam Tropical Energy Code.

The Bureau further notes that adopting the IPMC can have both a positive and negative fiscal impact. While it can lead to increased efficiency and potentially lower long-term costs through improved property maintenance and reduced safety risks, there may be initial costs associated with training, enforcement, and potentially increased building code compliance. In regards to the

potential of increased revenues, the Bureau is unable to provide a revenue estimate as the required data such as the number of properties in violation, the dollar amount of the fines imposed for each violation and non-compliance are not available, as well as the fee schedule for permitting, inspection, and reinspection have yet to be established by the DPW.