

*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
<b>160-38 (COR)</b>	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 MANAGEMENT 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	

# 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



February 27, 2025

**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)**

Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on the **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 MANAGEMENT CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.

Committee votes are as follows:

  3        TO DO PASS  
  0        TO NOT PASS  
  6        TO REPORT OUT ONLY  
  0        TO ABSTAIN  
  0        TO PLACE IN INACTIVE FILE



COMMITTEE ON RULES

**RECEIVED:**

February 27, 2026 8:01 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

## **COMMITTEE REPORT**

### **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.”**

**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

February 26, 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)

Transmitted herewith for your consideration is the Committee Report on the **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 MANAGEMENT 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 Fiscal Note 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'




# COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guahan*  
38<sup>th</sup> Guam Legislature

July 3, 2025

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

**Attorney Darleen Hiton**  
Legislative Legal Counsel

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

**Subject:** **Referral of Bill No. 160-38 (COR)**

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*Håfa Adai,*

As per my authority as Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **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 MANAGEMENT CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.”

Please ensure that the subject bill is referred to the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure chaired by Vice Speaker V. Anthony Ada. I also request that the same be copied to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.





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## FIRST NOTICE of Public Hearing: July 25, 2025

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**Vice Speaker V. Anthony Ada** <vicespeakertonyada@guamlegislature.gov> Thu, Jul 17, 2025 at 9:40 AM  
Bcc: phnotice@guamlegislature.gov, "Lola Leon Guerrero, BSP" <lolalg@bsp.guam.gov>, Matthew Santos <matthew.santos@bsp.guam.gov>, "Dr. Anita Enriquez" <abe@triton.uog.edu>, Michelle Lastimoza <michelle.lastimoza@epa.guam.gov>, Glenn San Nicolas <glenn.sannicolas@epa.guam.gov>, "joyjean.arceo@mcog.guam.gov" <joyjean.arceo@mcog.guam.gov>, "jesse.alig@mcog.guam.gov" <jesse.alig@mcog.guam.gov>, "robert.hofmann@mcog.guam.gov" <robert.hofmann@mcog.guam.gov>, "Joseph M. Borja" <joseph.borja@land.guam.gov>, CLTC Admin <cltc.admin@cltc.guam.gov>, glenn.eay@cltc.guam.gov, "dexter.tan@cltc.guam.gov" <dexter.tan@cltc.guam.gov>, Cathi Blas <cathi.blas@galc.guam.gov>, admin@galc.guam.gov, [REDACTED], gicresv@giccgum.com

### FOR IMMEDIATE RELEASE

July 17, 2025

### MEMORANDUM

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: FIRST NOTICE of Public Hearing: July 25, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, July 25, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 143-38 (COR)** – V. Anthony Ada, Christopher M. Dueñas - AN ACT TO ADD A NEW § 5117.2 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED RELATIVE TO GRANTING THE DIRECTOR OF PUBLIC WORKS PROCUREMENT AUTHORITY FOR SMALL PURCHASES.
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If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

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The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's live feed. Written testimonies may be sent via email at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855


**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)


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**3 attachments**

 **2025-07-17 FIRST Notice .pdf**  
813K

 **Bill No. 143-38 (COR).pdf**  
997K

 **Bill No. 160-38 (COR).pdf**  
1557K



# 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

## FOR IMMEDIATE RELEASE

July 17, 2025

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# FIRST NOTICE of Public Hearing: July 25, 2025

## FIRST NOTICE of Public Hearing: July 25, 2025

### PUBLIC HEARING

 **Posted on:** 07/17/2025 03:08 PM

 **Posted by:** Erin Grajek

 **Public Hearing Date:** 07/25/2025 08:30 AM


 **Department(s):**  
**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division\_id=261)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

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**FOR IMMEDIATE RELEASE**

July 17, 2025

**MEMORANDUM**

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**From: Vice Speaker V. Anthony Ada**  
**Re: FIRST NOTICE of Public Hearing: July 25, 2025**

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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20143-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20143-38%20(COR).pdf)) – V. Anthony Ada, Christopher M. Dueñas - **AN ACT TO ADD A NEW § 5117.2 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED RELATIVE TO GRANTING THE DIRECTOR OF PUBLIC WORKS PROCUREMENT AUTHORITY FOR SMALL PURCHASES.**

([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20143-38%20\(COR\).pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20143-38%20(COR).pdf))

· **Bill No. 160-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20160-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20160-38%20(COR).pdf)) – 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.**

([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20160-38%20\(COR\).pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20160-38%20(COR).pdf))

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# 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

## AD SCRIPT – 07/17/25

### FIRST NOTICE OF PUBLIC HEARING: JULY 25, 2025

July 17, 2025

#### FIRST NOTICE of Public Hearing: July 25, 2025

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600 Harmon Loop Road Ste 102  
 Dededo, GU 96929  
 Tel: 671.637.5826  
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN  
 38TH GUAM LEGISLATURE  
 Attn: Accounting Department

DATE 7/15/2025
INVOICE NO. 2720-00023-0000M

Date(s)	Service Details	Amount
7/15/2025	<p>COMMITTEE ON LAND, ENVIROMENT, HOUSING                      AGRICULTURE, PARKS AND INFRASTRUCTURE                      PUBLIC HEARING FIRST NOTICE: 7.17.25 (PH072525)</p> <p>Please make check payable to:  <b>KUAM</b></p> <p>PAYMENT IS DUE UPON RECEIPT OF INVOICE.                      THANK YOU.</p>	<p>\$ 160.00</p>
		<p><b>\$ 160.00</b></p>

Please pay amount stated above.

Should you have any questions please contact: 671-687-8879 or 671-635-5836.



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## SECOND NOTICE of Public Hearing: July 25, 2025

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Vice Speaker V. Anthony Ada <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)> Wed, Jul 23, 2025 at 8:00 AM  
Bcc: [phnotice@guamlegislature.gov](mailto:phnotice@guamlegislature.gov), [vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov), Linda Ibanez <[linda.ibanez@dpw.guam.gov](mailto:linda.ibanez@dpw.guam.gov)>, [edward.birn@doa.guam.gov](mailto:edward.birn@doa.guam.gov), "[regine.lee@visitguam.com](mailto:regine.lee@visitguam.com)" <[regine.lee@visitguam.com](mailto:regine.lee@visitguam.com)>, "Dr. Anita Enriquez" <[abe@triton.uog.edu](mailto:abe@triton.uog.edu)>, "Joseph M. Borja" <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)>

### FOR IMMEDIATE RELEASE

July 23, 2025

### MEMORANDUM

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: SECOND NOTICE of Public Hearing: July 25, 2025**

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**Office of Vice Speaker V. Anthony Ada**






38th Guam Legislature  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
Guam Congress Building, 2nd Floor  
163 Chalan Santo Papa  
Hagåtña, Guam 96910  
**Phone:** (671) 989-0855  
**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)

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### 3 attachments

-  **Bill No. 143-38 (COR).pdf**  
997K
-  **Bill No. 160-38 (COR).pdf**  
1557K
-  **2025-07-20 SECOND NOTICE.pdf**  
765K



# 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

**FOR IMMEDIATE RELEASE**

July 23, 2025

## **MEMORANDUM**

**To: All Senators, Stakeholders, Media**

**From: Vice Speaker V. Anthony Ada**

**Re: SECOND NOTICE of Public Hearing: July 25, 2025**

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## SECOND NOTICE of Public Hearing: July 25, 2025

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#### PUBLIC HEARING

 **Posted on:** 07/23/2025 08:15 AM

 **Posted by:** Erin Grajek

 **Public Hearing Date:** 07/25/2025 08:30 AM

 **Department(s):** GUAM LEGISLATURE (/notices?department\_id=92)

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division\_id=261)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

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· **Bill No. 143-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20143-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20143-38%20(COR).pdf)) – V. Anthony Ada, Christopher M. Dueñas - **AN ACT TO ADD A NEW § 5117.2 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED RELATIVE TO GRANTING THE DIRECTOR OF PUBLIC WORKS PROCUREMENT AUTHORITY FOR SMALL PURCHASES.**

([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20143-38%20\(COR\).pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20143-38%20(COR).pdf))

· **Bill No. 160-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20160-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20160-38%20(COR).pdf)) – 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.**

([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20160-38%20\(COR\).pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20160-38%20(COR).pdf))

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

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The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's live feed. Written testimonies may be sent via email at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

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# 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

## AD SCRIPT – 07/23/25

### FIRST NOTICE OF PUBLIC HEARING: JULY 25, 2025

July 23, 2025

#### SECOND NOTICE of Public Hearing: July 25, 2025

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, July 25, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 143-38 (COR)** – V. Anthony Ada, Christopher M. Dueñas - AN ACT TO *ADD* A NEW § 5117.2 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED RELATIVE TO GRANTING THE DIRECTOR OF PUBLIC WORKS PROCUREMENT AUTHORITY FOR SMALL PURCHASES.
- **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 MANAGEMENT CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

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600 Harmon Loop Road Ste 102  
 Dededo, GU 96929  
 Tel: 671.637.5826  
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN  
 38TH GUAM LEGISLATURE  
 Attn: Accounting Department

DATE 7/18/2025
INVOICE NO. 2720-00024-0000M

Date(s)	Service Details	Amount
7/18/2025	<p>COMMITTEE ON LAND, ENVIROMENT, HOUSING                      AGRICULTURE, PARKS AND INFRASTRUCTURE                      PUBLIC HEARING FIRST NOTICE: 7.23.25 (PH072525)</p> <p>Please make check payable to:  <b>KUAM</b></p> <p>PAYMENT IS DUE UPON RECEIPT OF INVOICE.                      THANK YOU.</p>	<p>\$ 160.00</p>
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Please pay amount stated above.

Should you have any questions please contact: 671-687-8879 or 671-635-5836.



# 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

## Public Hearing

Public Hearing Room · Guam Congress Building  
Friday, July 25, 2025 · 8:30 am

### Agenda

**Bill No. 143-38 (COR)** – V. Anthony Ada, Christopher M. Dueñas - AN ACT TO *ADD* A NEW § 5117.2 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED RELATIVE TO GRANTING THE DIRECTOR OF PUBLIC WORKS PROCUREMENT AUTHORITY FOR SMALL PURCHASES.

**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 MANAGEMENT CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.

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Written testimonies may be submitted to the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's YouTube live feed.



# 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

PUBLIC HEARING SIGN-IN SHEET · Friday, July 25, 2025 · 8:30 am · Public Hearing Room, Guam Congress Building

### Bill No. 160-38 (COR)

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.

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

NAME	AGENCY/ ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. <i>Geovry Perez</i>	<i>GVB</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input checked="" type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
2. <i>Brandon Moylan</i>	<i>GVB</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
3. <i>Yann Dipasco</i>	<i>GVB</i>	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
4. <i>SWAVELY</i>	<i>SELF</i>	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
5. <i>Lisa Bordallo</i>	<i>GVB</i>	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
6.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
7.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



**The Honorable Vice Speaker V. Anthony Ada**  
**Guam Congress Building, 163 Chalan Santo Papa**  
**Hagåtña, Guam 96910**  
**Re: Testimony in Support of Bill 160-38 (COR)**

*Buenas yan Håfa Adai Vice Speaker Ada and Honorable Senators,*

My name is Régine Biscoe Lee, and I am the President and CEO of the Guam Visitors Bureau. Thank you for the opportunity to provide testimony in support of Bill No. 160-38, relative to adopting the International Property Management Code for certain properties on H (Hotel) zoned lots.

Guam's economy depends on tourism. Every flight that lands, every room that is booked, and every meal that is shared on our island creates jobs, supports families, and brings revenue into our island. Our people work hard to offer warm hospitality and memorable experiences. But to be successful, we need to ensure that the physical environment matches the spirit of our people.

Tumon is the center stage of our tourism industry and the destination perception that is viewed through the prism of most visitors. Unfortunately, some areas in our tourism district have become marked by disrepair and neglect. Visitors notice when a building is abandoned or when a lot is overgrown. They also notice when a property is well-maintained, well-lit, and inviting. As we continue to rebuild our tourism industry, first impressions matter, and so do lasting ones.

Bill No. 160-38 gives the Guam Visitors Bureau, in coordination with the Department of Public Works, the ability to request the adoption of internationally recognized maintenance standards for hotel-zoned properties. These standards help ensure that buildings, parking areas, and green spaces meet basic expectations for safety and upkeep.

This legislation allows us to respond with care and intention when issues arise, using a clear administrative process. It helps us preserve the value of our tourism district and maintain the high standards that both of our residents and visitors deserve.

I would also like to add that many jurisdictions have adopted similar laws to maintain the appearance and safety of their tourism and commercial districts. Cities such as Seattle, Washington; Olympia, Washington; and Austin, Texas, have adopted the International Property Maintenance Code or equivalent local laws to improve property upkeep and enhance visitor experiences.



Having a stronger visitor experience benefits everyone. It supports our workers, strengthens our economy, and encourages repeat travel and positive word of mouth. It also sends a message that we are serious about protecting the beauty and dignity of our island.

Recognizing this, I respectfully ask the Legislature to consider amending the bill's effective date to take effect ninety days after enactment, rather than one year. The conditions that this bill seeks to address already exist and are visible in our tourism districts today. A shorter timeline would allow us to begin the necessary work of improving our tourism environment with greater urgency and impact.

To close, I would like to extend an *Un Dangkulu na Si Yu'os Ma'åse* to the main sponsor and co-sponsors of this Bill: Vice Speaker V. Anthony Ada, Senator Christopher M. Duenas, Senator Jesse A. Lujan, Senator Sabrina Salas Matanane, Senator Joe S. San Agustin, Senator Tina Rose Muna Barnes, and Senator Shelly V. Calvo. Thank you once again for your help in driving this important piece of legislation forward.

*Si Yu'os Ma'åse'* for your time and for your continued support.

*Sinseru yan Minagåhet,*

Régine Biscoe Lee  
President and CEO, Guam Visitors Bureau



*Daniel D. Swavely Consulting Services, Inc.*

GVB also suggested a Task Force, to vet and finalize these standards, comprised of one each representative from GVB, Guam Mayor's Council, Fire Department and Public Works as well as two representatives from Guam's tourism industry. That draft Bill then stalled for several years in the Guam Building Code Council due to changes in officers, membership and quorum issues. A few months ago, with the support of GVB, I briefed Senator Ada and his staff about the draft Bill, and here we are today.

Today's Bill 160-38 wisely removes all those detailed standards from law and places them in the regulatory process, which can be amended more easily, from time to time. Still, my initial standards, which customize the International Property Maintenance Model Code to Guam and its H-Resort zone, will require a thorough review.

Lastly, I make 2 assertions for your clarification. First, the Code will apply to both properties and structures in the H-Resort Zone, as we have both unmaintained structures as well as unmaintained vacant properties throughout that zone. Second, I recommend that the penalty for non-compliance be suspension of the property owner's business license, not simply a financial penalty. If a property owner cannot budget routine maintenance to repair, repaint or mow the grass, it will not bother to pay a fine, especially while the revenue stream from tenants continues.

I hail the sponsors of Bill 160-38 and this Committee's leadership in bringing this landmark legislation to the forefront of Guam's new face throughout our resort zone.

Respectfully,



Daniel D. Swavely

[Redacted]

Cell: [Redacted]

Email: [Redacted]

# 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 MANAGEMENT CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS**

	SIGNATURE/ DATE OF SIGNATURE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
<b>Vice Speaker V. Anthony Ada</b> Chairperson	 02/26/26	✓				
<b>Senator Christopher M. Dueñas</b> Vice Chairperson	evote 02/26/26	✓				
<b>Speaker Frank F. Blas, Jr.</b> Member	evote 02/26/26			✓		
<b>Senator Sabrina Salas Matanane</b> Member	evote 02/26/26			✓		
<b>Senator Shelly V. Calvo</b> Member	evote 02/26/26	✓				
<b>Senator Vincent A.V. Borja</b> Member	evote 02/26/26			✓		
<b>Senator Sabina F. Perez</b> Member	evote 02/26/26			✓		
<b>Senator Chris Barnett</b> Member	evote 02/26/26			✓		
<b>Senator Tina Muña Barnes</b> Member						
<b>Senator Joe S. San Agustin</b> Member	evote 02/26/26			✓		



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

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

---

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

Thu, Feb 26, 2026 at 9:10 AM

To: Office of Legislative Secretary Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas

<senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>, Office of

Senator Shelly Calvo <officeofsenatorshellycalvo@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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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

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

Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov> Thu, Feb 26, 2026 at 9:27 AM

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

Cc: Office of Legislative Secretary Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr." <speakerblas@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,



**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](mailto:officeofsenatorshellycalvo@guamlegislature.gov)

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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

Thu, Feb 26, 2026 at 9:08

<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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—

Respectfully,

*Senator Sabrina Salas Matanane*

Legislative Secretary, 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs



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>

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

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

Thu, Feb 26, 2026 at 9:54 AM

To: Office of Legislative Secretary Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, 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>, 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]



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

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

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

Thu, Feb 26, 2026 at 9:07 AM

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

Cc: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, "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>

To report out only. Thank you.

### 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](mailto:senatorjoessanagustin@gmail.com)

Website: [www.senatorjoessanagustin.com](http://www.senatorjoessanagustin.com)

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

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

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

Thu, Feb 26, 2026 at 9:57 AM

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

Cc: Office of Legislative Secretary Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas

<senator.duenas@guamlegislature.gov>, Office of Senator Shelly Calvo

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



### Speaker, Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38<sup>th</sup> Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)

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

---

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

---

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Thu, Feb 26, 2026 at 8:27 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*

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

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

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

Thu, Feb 26, 2026 at 9:04 AM

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

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

To do pass

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### Office of Senator Christopher M. Dueñas

*Chairman, Committee on Finance and Government Operations*

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# 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 DIGEST

### I. OVERVIEW

**Bill No. 160-38 (COR)** was introduced on **June 26, 2025**, by V. Anthony Ada and was subsequently referred by the Committee on Rules to the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure on **July 3, 2025**.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure convened a public hearing on July 25, 2025, at 8:30 am at the Public Hearing Room of the Guam Congress Building.

#### **Public Notice Requirements**

Public Hearing notices were disseminated via **e-mail** to all senators and all main media broadcasting outlets on **July 17, 2025** (5-Day Notice), and again on **July 23, 2025** (48-Hour Notice).

#### **Senators Present**

Vice Speaker V. Anthony Ada – Committee Chairperson  
Senator Christopher M. Dueñas – Committee Vice Chairperson  
Senator Eulogio Shawn Gumataotao  
Senator Chris Barnett  
Senator Telo T. Taitague

#### **Attendees**

Jerry Perez, Vice President – Guam Visitors Bureau  
Dan Swavely

#### **Written Testimony Provided by**

Jerry Perez, Vice President – Guam Visitors Bureau  
Dan Swavely

### II. SUMMARY OF TESTIMONY & DISCUSSION

The **public hearing** was Called-to-Order at **8:30 am**.

[See testimony proceedings on Bill No. 143-38 (COR)]

**Vice Speaker V. Anthony Ada, Chairman – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure:** All right. We're going to go ahead and go on to the next bill. The bill is number 160-38 (COR) and this is an act to add a new Article 8 to Chapter 66, Title 21, Guam Code Annotated and this is the relative to adopting the international property management code for certain properties on hotels zone lots. For those of you who will be

testifying please come up to the table and we'll go ahead and start this hearing on Bill 160-38. Good morning everyone again and I'm sure that everyone on the island can point out at least two or three hotel properties that it becomes so dilapidated that demolition is likely the only option to restore the beauty of Tumon and it's my hope that Bill 160-38 will ensure that those who build hotels also maintain the appearance of the structures and related facilities and this may include water blasting mold from exterior walls, repainting periodically, you know, the landscaping, the green space and although DPW will be responsible for creating the IPMC for Guam, GVB, whose membership consists of most of Guam's tourism related businesses will be responsible for the creation of the code and the timelines on how and whom the code will apply and I'd like to thank Vice President Perez for being here from the Guam Visitors Bureau and Mr. Dan Swavely for being here as well to testify on this bill, so if you can just go ahead and introduce yourselves and between the two of you who would like to go first and we'll go ahead and start. Okay. Thank you. Mr. Perez, you're recognized, sir.

**Mr. Gerry Perez, Vice President – Guam Visitors Bureau:** Started already. Good morning, Mr. Chairman and members of the committee. My name is Jerry Perez, VP for the Guam Visitors Bureau. I'm actually here on behalf of our president and CEO, Regine, who's off island, and I'm here to enter into the record and to read into the record her statement of support for the bill. Guam's economy depends on tourism, in many cases. Every flight that lands, every room that is booked, and every meal that is shared on our island creates jobs, supports families, and brings revenue into our island. Our people work very hard to offer a very warm hospitality and memorable experience on Guam, but to be successful, we need to ensure that the physical environment matches the spirit of our people. Tumon is the center stage of our tourism industry and the destination perception that is viewed through the prism of most visitors. Unfortunately, some of these areas in our Tumon district have become marked by disrepair and neglect and visitors notice when a building is abandoned or when a lot is overgrown. They also notice when a property is well maintained, well lit, and inviting. As we continue to rebuild our tourism industry and recover from the pandemic, first impressions matter and do so in a long-lasting way. Bill 160-38 gives the Guam Visitors Bureau in coordination with the Department of Public Works the ability to request the adoption of internationally recognized maintenance standards for hotel zone properties. These standards help ensure that buildings, parking areas, and green spaces meet basic expectations, not only for safety, but for upkeep and aesthetic value. This legislation allows us to respond with care and intention when issues arise using a clear administrative process. It helps us preserve the value of our tourism district and maintain the high standards that both our residents and visitors deserve because it's not just one thing to put into law certain requirements. It's also a way of having an administrative uh process to execute policy. I would also like to add that many in jurisdictions have adopted similar laws to maintain the appearance and safety of their tourism and commercial districts. Cities such as Seattle, Olympia, Austin have adopted international property maintenance code or equivalent local laws to improve property upkeep and enhance visitor experiences. Having a strong visitor experience benefits everyone because it supports our workers, strengthens our economy, and encourages repeat travel and positive word of mouth. It also sends a message that we are serious about protecting the beauty and dignity of our island. Recognizing this, I respectfully ask that the Legislature consider amending the bill's effective date to take effect within 90 days after enactment rather than one year. The condition that the bill seeks to address is already in existence and visible in our tourism districts today. A shorter timeline would expedite and allow us to begin the necessary work of improving our tourism environment with greater urgency and impact. To close, I would like to extend a very Dângkulu na Si Yu'os Ma'åse' to the main sponsor and co-sponsors of the bill, particularly Vice Speaker Ada, Senator Chris Dueñas, Senator Jesse Lujan, Senator Sabrina Salas, Senator Joe San Agustin, Senator Muña Barnes, and Senator Shelly Calvo. These far-sighted individuals understand what we are trying to do and we appreciate that very much. So, thank you very much again for listening to this testimony on behalf of our president Regine Lee and I hope that we can bring this forward to its conclusion.

**Senator Chris Dueñas, Vice Chairman – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure:** Si Yu'os Ma'åse' Mr. Perez, Mr. Swavely, you're now recognized. Please turn on your microphone button thank you.

**Mr. Dan Swavely:** I am Dan Savely from Tumon testifying in favor of Bill 160-38. This bill deserves a little history. Between 2015 and 2020, I served on GVB's destination development committee under the chairmanships of Clifford Guzman and then Sam Shinohara. Common topics of concern were both abandoned buildings as well as poorly maintained properties and buildings within our H resort zone. Since we already had legislation to condemn and raise abandoned structures as Public Law 32-157, I was asked to prepare a property maintenance code similar in effect as our building code to address unsightly properties and structures within the H resort zone only. That I did in detail using the international property maintenance model code as a template. After review by the GVB management and board of directors, the board approved an initiative in September 2020 to submit a draft bill covering the following aspects of property and structure maintenance. Sidewalks, walkways, stairs, driveways, and parking spaces must be well maintained and free from unsafe conditions. Exterior premises must be free from grass, weeds, or plant growth other than trees, shrubs, cultivated flowers, and gardens in excess of 6 inches. Structures and property exteriors must be kept free from rodent harborage and pest infestation. Accessory structures, including fences and walls, must be well maintained and in good repair. Exterior surfaces must be well maintained and in good condition. Peeling, flaking, fading, and or chipped paint in excess of 10% of any wall shall be repaired. Mold in excess of 10% of any wall shall be repainted. Exterior walls shall be free from holes, breaks, and loose or rotting materials. Exterior premises shall be free from any accumulation of rubbish or garbage. It shall be the responsibility of the owner to restore any defaced exterior surface of any structure. Notices of violation issued by the building official are to be corrected within a fixed period of time depending upon the nature of the repairs and maintenance. Failure to comply will result in suspension of the premises business license. GVB also suggested a task force to vet and finalize my standards comprised of one each representative from GVB while mayor's council, fire department and public works as well as two representatives from the tourism industry. That draft bill then stalled for several years in the Guam building code council due to changes in officers' membership and quorum issues. A few months ago, with the support of GVB, I briefed Senator Ada and his staff about that draft bill, and here we are today. Today's Bill 160-38 wisely removes all those detailed standards from law and places them into the regulatory process which can be amended more easily from time to time. Still, my initial standards which customize the international building maintenance model code to Guam and its resort zone will require a thorough review. Lastly, I make two assertions for your clarification. First, the code will apply to both properties and structures in the H resort zone as we have both unmaintained structures as well as unmaintained vacant properties throughout that zone. Second, I recommend that the penalty for non-compliance be suspension of the property owner's business license, not simply a financial penalty. If a property owner cannot budget routine maintenance to repair, repaint or mow the grass, it will not bother to pay a fine, especially while the revenue stream from its tenants continues. I hail the sponsors of Bill 160-38 and this committee's leadership in bringing this landmark legislation to the forefront of Guam's new face throughout our resort zone. Thank you.

**Chairman Ada** thanked the panel and recognized **Vice Chairman Christopher M. Dueñas** for questions.

**Vice Chairman Dueñas** thanked the pane and acknowledged the strain the tourism industry was under since COVID. He said we have to continue to make every effort to change the face of how our roadsides, buildings and structures are to attract visitors.

**Chairman Ada** thanked **Vice Chairman Dueñas** and recognized **Senator Eulogio Shawn**

**Gumataotao** for questions.

**Senator Gumataotao** wanted to state again for the record that according to the international code council, all but nine US Jurisdictions in Alaska, Hawaii, Indiana, Massachusetts, Montana, North Carolina, Oregon, Utah and Vermont have adopted some version of the IPMC. He asked Mr. Savely if he could answer as to what the status of the Guam Building Council is.

**Mr. Swavely** said that it was in important role of the building code council and it has been achieved on several occasions but more recently has been inactive and he thinks they should kick it into action.

**Senator Gumataotao** asked to what extent DPW partnered with GVB and other stakeholders to address derelict and potentially unsafe hotels and commercial structures across the island and how effective a three-year-old law supported or challenged any ongoing collaboration between government property owners and our visitor industry.

**Mr. Swavely** said that under the law, they did a photographic survey of buildings in the H resort zone and turned them over to Director Vince Arriola and he was quick and effective in raising three or four of them. The law under our current director really worked and he was sure he would not hesitate to act on it again.

**Chairman Ada** thanked **Senator Gumataotao** and recognized **Senator Chris Barnett** for questions.

**Senator Barnett** acknowledged government property overgrown and that the bill is overdue and addressed if DPW already has this type of authority.

**Mr. Swavely** said it does not. It has the authority to condemn and raise buildings and the cost is put as a lien onto the property. This would be a whole other specter of authority.

**Senator Barnett** addressed mention of a suspension of business licenses, specifically mentioning Verona and Pacific Star, asking if the properties have active business licenses.

**Mr. Swavely** said he did not know but he doubted it. They are not doing business and have no need for a license. Properties of that scale have a different set of tolls that go well beyond fix it up, mow the grass.

**Senator Barnett** said the real issue is that they can give people a ticket because they didn't bush cutter their parking lot but it doesn't seem fair when you have a building like Verona and asked how we address those types of issues.

**Mr. Swavely** said this would not touch that.

**Senator Barnett** if the bill passes, there's probably no limit to the amount of citations that those properties would receive under this code. He asked Mr. Swavely if there is a difference between implementing the IPMC and the bullet points included in his testimony.

**Mr. Swavely** said the bullet points he mentioned are the structure of the IPMC. He has nine pages of standards that should be met.

**Senator Barnett** said that a law like this requires metrics by which to assess compliance and they gave to be more or less specific.

**Mr. Swavely** said that they thought there needs to be some cross-section of community involved in helping DPW come up with those standards so that they are fair and reasonable. The international building code has a lot of stuff that is not Guam. The bill allows DPW to adopt part or the entirety of the code. It's always intended as a start for dialogue and deliberation to come up with something that everybody agrees is fair.

**Senator Barnett** asked if there was input from the hotel and restaurant association.

**Mr. Swavely** said there are representatives on the board that represent the industry including hotels and so in principle they are in favor of improving the image of Tumon. One of the reasons certain places are kept clean is it looks so out of place to litter where it is so well kept. It can be infectious.

**Senator Barnett** said he hopes they can make it applicable in a way that is meaningful so they don't end up just issuing fines to business that can't pay them or business that don't have business licenses. He'd also like to see it applied to commercial buildings outside of Tumon.

**Chairman Ada** thanked **Senator Barnett** and agreed with Senator Barnett that we need to continue to look at these things and it's a good starting point. The legislature is responsible for the Plaza de España and over the past several months they have continued to improve that area and improve facilities. We have to ensure that not just Tumon but throughout the island it's also taken care of. Chairman Ada recognized **Senator Telo T. Taitague** for questions.

**Senator Taitague** said she hoped DPW had stuck around and asked if they provided testimony.

**Chairman Ada** said that he is unaware if they have provided testimony but said that we can ask for them to provide testimony and that it would be shared with the committee and we can make sure she also gets that testimony.

**Senator Taitague** said it's important to see if it's doable for them and what other guidelines they have regarding abandoned vehicles, buildings. She asked if they have anything like the IPMC in Saipan.

**Mr. Swavely** said he did not know.

**Senator Taitague** said she remembered this whole program when they worked together with GVB on this issue. They got kick back on it because of the cost associated with overreaching and trying to overregulate or lacking resources. There are so many legalities that DPW is probably going to come back and testify about how difficult it is. She supports something like this because even though there's only two states that do it statewide and only about four other states that do it locally within their jurisdiction, it's working because there are safety issues involved. She asked if they think that 90 days is sufficient.

**Mr. Swavely** said that after chasing this for seven or eight years he was happy with a one-year delay. Their sense of urgency is less than a year. He said in consulting he doesn't get a year. He gets 90 days. You sit down, pull your people together and make it happen. 90 days is absolutely doable.

**Senator Taitague** asked that he continue his pro bono work and provided consulting services free to DPW because they need it. She reiterated her hope that DPW would be there so they get a clear understanding on the timeline. She said the legislation is a long time coming.

**Chairman Ada** thanked **Senator Taitague** and reiterated points made that these are hard times

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 Maintenance Code for hotel zone properties. The International Property Maintenance 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 on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out **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 MANAGEMENT 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.**

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

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

10 *I Liheslaturan Guåhan* further finds that the *International Property*  
11 *Maintenance Code* (IPMC) is a model code established to set minimum standards  
12 and requirements for the maintenance of existing buildings and properties, ensuring  
13 public health, safety, and welfare. It's not a law itself, but rather a model code that  
14 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.



## COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> 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)**

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*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
	<b>\$21,981,653</b>

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
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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/
<b>Total</b>	<b>\$0</b>	<b>1/</b>	<b>1/</b>	<b>1/</b>	<b>1/</b>	<b>1/</b>

- 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: <b>JUL 18 2025</b>
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.