

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
125-38 (COR)	Eulogio Shawn Gumataotao	AN ACT TO <i>ADD</i> A NEW § 70133 AND <i>RENUMBER</i> THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY.	4/22/25 9:34 a.m. ^5/1/25 2:49 p.m.	5/5/25	Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement.	Request: 5/5/25 5/6/25	6/11/25 9:00 a.m.	7/1/25 As Amended.	



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
2238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

June 25, 2025

The Honorable Frank F. Blas Jr.
Speaker

I Mina'trentai Ocho na Liheslaturan Guåhan
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

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

RE: Committee Report on Bill No. 125-38 (COR) - As Amended

Buenas yan Håfa adai, Speaker Blas

Transmitted herewith is the Committee Report on Bill No. 125-38 (COR), As Amended-
Introduced by Eulogio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND
RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE
ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE
DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES
FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A
CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN
INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY, “

Committee votes are as follows:

<u>1</u>	TO DO PASS
<u>0</u>	TO NOT PASS
<u>3</u>	TO REPORT OUT ONLY
<u>0</u>	TO ABSTAIN
<u>0</u>	TO PLACE IN INACTIVE FILE

Sincerely,


TELO T. TAITAGUE
Senator



COMMITTEE ON RULES

RECEIVED:
June 25, 2025 12:56 p.m.
Marie Crisostomo



OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

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

COMMITTEE REPORT

Bill No. 125-38 (COR), As Amended

Introduced by Eulogio Shawn Gumataotao

“AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY.”



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

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senatortelot@gmail.com

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

June 24, 2025

MEMORANDUM:

TO: **All Members**
*Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs,
Technology, Justice, Elections, and Retirement*

FROM: **Senator Telo T. Taitague**
Committee Chairperson

SUBJECT: **Committee Report on Bill No. 125-38 (COR)- As Amended**

Transmitted herewith for your consideration is the Committee Report on **Bill No. 125-38 (COR), As Amended- Introduced by Eulogio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY. ”**

This report includes the following:

- Copy of COR Referral of Bill No. 125-38 (COR)
- Notice of Public Hearing
- Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Written Testimonies and Additional Documents
- Committee Vote Sheet and E-mails
- Committee Report Digest
- Copy of Bill No. 125-38 (COR), As Introduced
- Copy of Bill No. 125-38 (COR), As Amended
- Copy of Bill No. 125-38 (COR), with Committee Markup
- Copy of Fiscal Note from the Bureau of Budget & 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'!

Senator Telo T. Taitague - Chairperson



COMMITTEE ON RULES

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

May 5, 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. 125-38 (COR)**

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. 125-38 (COR)** – Eulogio Shawn Gumataotao. – “AN ACT TO ADD A NEW § 70133 AND *RENUMBER* THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”

Please ensure that the subject bill is referred to the Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement chaired by Senator Telo T. Taitague. 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.



FIRST NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.

2 messages

Senator Telo Taitague <senatortelot@gmail.com>

4 June 2025 at 09:06

To: phnotice@guamlegislature.gov

Cc: Ed Pocaigue <sgtarms@guamlegislature.gov>

June 4, 2025

MEMORANDUM**To:** All Senators, Stakeholders and Media**From:** Senator Telo T. Taitague, Chairperson**Subject:** **FIRST NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.***Håfa Adai!*

Please be advised that the *Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections, and Retirement* will conduct a public hearing on **Wednesday, June 11, 2025 at 9:00 a.m.** at the Guam Congress Building in the Public Hearing Room. The Committee will hear and accept testimonies of the following items:

AGENDA:

I. Bill No. 84-38 (COR)- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- ***“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”***

II. Bill No. 99-38 (COR)- Introduced by Tina Rose Muña Barnes- ***“AN ACT TO ADD A NEW § 3118, § 3118.1, AND § 3118.2 TO CHAPTER 3 OF TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ENTER INTO DRIVER’S LICENSE RECIPROCITY AGREEMENTS WITH FOREIGN COUNTRIES.”***

III. Bill No. 125-38 (COR)- Introduced by Eulogio Shawn Gumataotao- ***“AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”***

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Senator Telo T. Taitague via electronic mail at senatortelot@gmail.com or call (671) 989-8356. In compliance with the Americans with Disabilities Act (ADA), individuals requiring assistance of accommodation should contact the Office of Senator Telo T. Taitague at (671) 989-8356 or email senatortelot@gmail.com.

The hearing will broadcast on local television, GTA Channel 21, Docomo Channel 117, and stream online via *I Liheslaturan Guåhan's* live feed on YouTube <https://www.youtube.com/@GuamLegislatureMedia/streams>.

A recording of the hearing will be available online via Guam Legislature Media on YouTube after the hearing. Notice of this Hearing are published on the Government of Guam Public Notice Portal: https://notices.guam.gov/notice_detail/6836 and aired on KUAM TV8 / TV11 on 6/04/25 and 6/9/25.

We look forward to your participation!

Sì Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague
38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

Suite 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
Tel: (671) 989-8356
Email: senatortelot@gmail.com

4 attachments



FIRST NOTICE OF PUBLIC HEARING_Wed. June 11, 2025, 9AM.pdf
357K



Bill No. 99-38 (COR) Referred Version.pdf
1649K



Bill No. 125-38 (COR) Referred Version.pdf
1475K



Bill No. 84-38 (COR).pdf
1834K

Ed Pocaigue <sgtarms@guamlegislature.gov>
To: Senator Telo Taitague <senatortelot@gmail.com>

4 June 2025 at 09:21

Hafa Adai,

Posted on calendar.

[Quoted text hidden]



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
2238 Archbishop Flores St.
Hagatna, Guam 96910
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senatortelot@gmail.com

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

June 4, 2025

MEMORANDUM

To: All Senators, Stakeholders and Media

From: Senator Telo T. Taitague, Chairperson

Subject: FIRST NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.

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FIRST NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.

 [PRINT](#)

**FIRST NOTICE of Public Hearing – Wednesday,
June 11, 2025 at 9:00 a.m.**

PUBLIC HEARING



 **Posted on:** 06/04/2025 08:54 AM

 **Posted by:** Charissa Manibusan, Committee Director

 **Public Hearing Date:** 06/11/2024 09:00 AM

 **Department(s):**
GUAM LEGISLATURE (/notices?department_id=92)

 **Division(s):**
OFFICE OF SENATOR TELO TAITAGUE (/notices?division_id=282)

 **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)

 **Share this notice**

June 4, 2025

MEMORANDUM

To: All Senators, Stakeholders and Media

From: Senator Telo T. Taitague, Chairperson

Subject: **FIRST NOTICE of Public Hearing – Wednesday,
June 11, 2025 at 9:00 a.m.**

Håfa Adai!

Please be advised that the *Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections, and Retirement* will conduct a public hearing on **Wednesday, June 11, 2025 at 9:00 a.m.** at the Guam Congress Building in the Public Hearing Room. The Committee will hear and accept testimonies of the following items:

AGENDA:

I. Bill No. 84-38 (COR)

([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2084-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2084-38%20(COR).pdf))- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- ***“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”***

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2099-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2099-38%20(COR)%20Referred%20Version.pdf))- Introduced by Tina Rose Muña Barnes- ***“AN ACT TO ADD A NEW § 3118, § 3118.1, AND § 3118.2 TO CHAPTER 3 OF TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ENTER INTO DRIVER’S LICENSE RECIPROCITY AGREEMENTS WITH FOREIGN COUNTRIES.”***

III. Bill No. 125-38 (COR)

([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20125-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20125-38%20(COR).pdf))- Introduced by Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson, Jesse A. Lujan, Shelly V. Calvo, V. Anthony Ada, Joe S. San Agustin- ***“AN ACT TO ADD A NEW § 3118, § 3118.1, AND § 3118.2 TO CHAPTER 3 OF TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ENTER INTO DRIVER’S LICENSE RECIPROCITY AGREEMENTS WITH FOREIGN COUNTRIES.”***

38%20(COR)%20Referred%20Version.pdf)- Introduced by Eulogio Shawn Gumataotao- ***“AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”***

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PO BOX 368, HAGATNA, GUAM 96932

T. +1 671.637.KUAM
F. +1 671.637.9865

New Order

Revised/Add-On

Info. Update

Advertiser Name

Office of Senator Telo Taitague - 38th
Guam Legislature

Address

Suite 407 DNA Bldg; 238 Archbishop Flores
St.
Hagatna, Guam 96910

Point of Contact

Charissa Manibusan

Order Number

Order Entry Date

Customer PO #

2538PO128

Product Code

RECEIVABLES ACCOUNT

☒ Cash ☐ Trade ☐ Other

ORDER DESCRIPTION

PRODUCTION INFORMATION

Cart # Title: Length:

FOR INTERNAL PURPOSES ONLY

Media Consultant

Christie SA

Notary Required

YES

☒

NO

Billing

Per Spot

Package

☒

Trade

Station	Inc Acct	Rate	Start Date	End Date	AbsTime/Prog. Event	Length	Spot Type	Cart #	M	T	W	TH	F	SA	SU	Per Wk	Total #	Total \$
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KUAM TV

1x :15 Second Commercial on TV8 or TV11 from 12am - 5:59pm - First Notice (Air date: 06/04/25)

1x :15 Second Commercial on TV8 or TV11 from 12am - 5:59pm - First Notice (KUAM Match)

1x :15 Second Commercial on TV8 or TV11 from 12am - 5:59pm - Second Notice (Air date: 06/09/25)

1x :15 Second Commercial on TV8 or TV11 from 12am - 5:59pm - Second Notice (KUAM Match)

1x :15 Second TV Production (text and music bed only)

Contract for Public Hearing on Wednesday, June 11, 2025; 1st and 2nd Notice

MONTHLY TOTALS

Jan _____ Feb _____ Mar _____ Apr _____ May _____ June **500**
July _____ Aug _____ Sep _____ Oct _____ Nov _____ Dec _____

SPECIAL INSTRUCTIONS

ORDER TOTALS

Total Spots _____ PKG
Total Dollars \$ **500.00**

TV COMMERCIAL FORMAT: We ask that all commercials be formatted to originate in HD 1920x1080 and conform to a 4x3 pillar for Title Safe dimensions for graphics. These will be downconverted on our SD channels. Should a commercial spot be produced in SD, it should be formatted in 720x486 DI format resolution and will be upconverted on HD Channels (DOCOMO 608 and 611).

RESTRICTIONS: 48-hour deadline is KUAM's quality control to ensure that your advertisement airing meets the highest standards. If there is a rush, KUAM is not responsible for quality and standard concerns on behalf of the client.

PAYMENT IS DUE UPON RECEIPT OF NOTICE. In the event of cancellation of this contract prior to its scheduled expiration date and/or failure to remit payment of invoice[s] within 60 days of invoice date, all spots that have run prior to the cancellation date and/or schedules adhered to will be billed at the Rate Card. Client understands and agrees that a finance charge of 10% per month shall accrue on all accounts remaining unpaid one [1] month after invoice date. Client agrees to pay a USD\$25.00 service fee per returned check. There will be a 5% surcharge for all credit card transactions. If payment is not made as required, KUAM may, its option, without notice or demand payment, declare Client's credit account in default, in which case Client's entire balance[s] that are due and payable will be forwarded for collection. Client agrees to accept all consequences and to pay all costs, including attorney's fees, court fees, court costs and other expenses incurred as deemed necessary by KUAM to settle the account.

NON DISCRIMINATION CLAUSE: KUAM/Pacific Telestations, LLC does not discriminate on the basis of race or ethnicity in the placement, scheduling and completion of purchase of advertising. Any order for advertising that includes any such restriction will not be accepted.

Christie SanAgustin

ACCEPTED BY CLIENT

ACCEPTED BY STATION



OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
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senatortelot@gmail.com

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

NOTICE OF PUBLIC HEARING
Wednesday, June 11, 2025 at 9:00 a.m.
Guam Congress Building, Public Hearing Room

The Committee will hear and accept testimony on the following:

AGENDA:

- I. Bill No. 84-38 (COR)**- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- **“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”**
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OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
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III. Bill No. 125-38 (COR)- Introduced by Eulogio Shawn Gumataotao- **“AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”**



OFFICE OF SENATOR
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Taitague via electronic mail at senatortelot@gmail.com or call [\(671\) 989-8356](tel:6719898356).

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This ad is paid for by legislature funds.

SECOND NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.

2 messages

Senator Telo Taitague <senatortelot@gmail.com>

9 June 2025 at 06:15

To: phnotice@guamlegislature.gov

Cc: Ed Pocaigue <sgtarms@guamlegislature.gov>

June 9, 2025

MEMORANDUM**To:** All Senators, Stakeholders and Media**From:** Senator Telo T. Taitague, Chairperson**Subject:** **SECOND NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.***Håfa Adai!*

Please be advised that the *Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections, and Retirement* will conduct a public hearing on **Wednesday, June 11, 2025 at 9:00 a.m.** at the Guam Congress Building in the Public Hearing Room. The Committee will hear and accept testimonies of the following items:

AGENDA:

I. Bill No. 84-38 (COR)- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- ***“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”***

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III. Bill No. 125-38 (COR)- Introduced by Eulogio Shawn Gumataotao- ***“AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”***

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Senator Telo T. Taitague via electronic mail at senatortelot@gmail.com or call (671) 989-8356. In compliance with the Americans with Disabilities Act (ADA), individuals requiring assistance of accommodation should contact the Office of Senator Telo T. Taitague at (671) 989-8356 or email senatortelot@gmail.com.

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We look forward to your participation!

Sì Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague
38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

Suite 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
Tel: (671) 989-8356
Email: senatortelot@gmail.com

4 attachments



SECOND NOTICE OF PUBLIC HEARING_Wed. June 11, 2025, 9AM.pdf
363K



Bill No. 84-38 (COR)-2.pdf
1834K



Bill No. 99-38 (COR) Referred Version.pdf
1649K



Bill No. 125-38 (COR) Referred Version.pdf
1475K

Ed Pocaigue <sgtarms@guamlegislature.gov>
To: Senator Telo Taitague <senatortelot@gmail.com>

9 June 2025 at 08:02

Hafa Adai,
Calendar updated.

[Quoted text hidden]



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
2238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

June 9, 2025

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Edward S. Pocaigue, Jr.

Sergeant-at-Arms

I Mina'trentai Ocho Na Liheslaturan Guåhan

Guam Congress Building, 1st Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910



1-671-969-3514



sgtarms@guamlegislature.gov

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SECOND NOTICE of Public Hearing – Wednesday, June 11, 2025 at 9:00 a.m.

 PRINT

**SECOND NOTICE of Public Hearing –
Wednesday, June 11, 2025 at 9:00 a.m.**

PUBLIC HEARING



 **Posted on:** 06/09/2025 06:00 AM

 **Posted by:** Charissa Manibusan, Committee Director

 **Public Hearing Date:** 06/11/2025 09:00 AM

 **Department(s):**

GUAM LEGISLATURE (/notices?department_id=92)

 **Division(s):**

OFFICE OF SENATOR TELO TAITAGUE (/notices?division_id=282)

 **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)

 **Share this notice**

June 9, 2025

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To: All Senators, Stakeholders and Media

From: Senator Telo T. Taitague, Chairperson

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2084-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2084-38%20(COR).pdf))- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- ***“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”***

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2099-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2099-38%20(COR)%20Referred%20Version.pdf))- Introduced by Tina Rose Muña Barnes- ***“AN ACT TO ADD A NEW § 3118, § 3118.1, AND § 3118.2 TO CHAPTER 3 OF TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ENTER INTO DRIVER’S LICENSE RECIPROCITY AGREEMENTS WITH FOREIGN COUNTRIES.”***

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([https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20125-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20125-38%20(COR).pdf))- Introduced by Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson, Jesse A. Lujan, Shelly V. Calvo, V. Anthony Ada, Joe S. San Agustin- ***“AN ACT TO ADD A NEW § 3118, § 3118.1, AND § 3118.2 TO CHAPTER 3 OF TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ENTER INTO DRIVER’S LICENSE RECIPROCITY AGREEMENTS WITH FOREIGN COUNTRIES.”***

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OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

May 30, 2024

Transmitted via Electronic Mail

Jose San Agustin, Director
Guam Office of Veterans Affairs
Jose.sanagustin@gvao.guam.gov

Subject: Invitation to provide testimony on Bill 84-38 (COR)

Hafa Adai Director San Agustin,

This letter is to notify you that the Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections and Retirement has set a Public Hearing on **Wednesday, June 11, 2025 at 9:00 a.m. in the Guam Congress Building, Public Hearing room**, to hear the following Bill:

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Respectfully

Senator Telo T. Taitague, Chairperson



Invitation to Public Hearing on Wednesday, June 11, 2025 at 9:00 a.m.

1 message

Senator Telo Taitague <senatortelot@gmail.com>

30 May 2025 at 11:54

To: Jose San Agustin <jose.sanagustin@gvao.guam.gov>

May 30, 2024

Transmitted via Electronic Mail

Jose San Agustin, Director

Guam Office of Veterans Affairs

Jose.sanagustin@gvao.guam.gov

Subject: Invitation to provide testimony on Bill 84-38 (COR)

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Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague

38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

Suite 407 DNA Building

238 Archbishop Flores St.

Hagatna, Guam 96910

Tel: (671) 989-8356

Email: senatortelot@gmail.com

2 attachments



GVAO Invitation- June 11, 2025, 9am Public Hearing.pdf

308K



Bill No. 84-38 (COR)-3.pdf

1834K



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

May 30, 2024

Transmitted via Electronic Mail

Maria P. Lizama, Director
Department of Revenue and Taxation
Marie.lizama@revtax.guam.gov

Subject: Invitation to provide testimony on Bill 83, Bill 99 and Bill 125

Hafa Adai Director Lizama,

This letter is to notify you that the Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections and Retirement has set a Public Hearing on **Wednesday, June 11, 2025 at 9:00 a.m. in the Guam Congress Building, Public Hearing room**, to hear the following Bill:

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Respectfully

Senator Telo T. Taitague, Chairperson



Invitation to Public Hearing on Wednesday, June 11, 2025, 9AM

1 message

Senator Telo Taitague <senatortelot@gmail.com>
To: "Marie P. Lizama" <marie.lizama@revtax.guam.gov>

30 May 2025 at 11:44

May 30, 2024

Transmitted via Electronic Mail

Maria P. Lizama, Director
Department of Revenue and Taxation
Marie.lizama@revtax.guam.gov

Subject: Invitation to provide testimony on Bill 83, Bill 99 and Bill 125

Hafa Adai Director Lizama,

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38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

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Hagatna, Guam 96910

Tel: (671) 989-8356

Email: senatortelot@gmail.com

4 attachments



DRT Invitation- June 11, 2025, 9am Public Hearing.pdf
309K



Bill 99.pdf
1132K



Bill No. 84-38 (COR)-3.pdf
1834K



Bill No. 125-38 (COR) .pdf
1494K



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

May 30, 2024

Transmitted via Electronic Mail

Brigadier General Michael E. Cruz, Adjutant General
Department of Military Affairs
Guam National Guard
Michael.w.cruz4.mil@army.mil

Subject: Invitation to provide testimony on Bill 84-38 (COR)

Hafa Adai Adjutant General Cruz:

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Senator Telo T. Taitague, Chairperson

Invitation to Public Hearing on June 11, 2025 at 9:00 a.m.

1 message

Senator Telo Taitague <senatortelot@gmail.com>

30 May 2025 at 12:06

To: Michael.w.cruz4.mil@army.mil

May 30, 2024**Transmitted via Electronic Mail**

Brigadier General Michael E. Cruz, Adjutant General
Department of Military Affairs
Guam National Guard
Michael.w.cruz4.mil@army.mil

Subject: Invitation to provide testimony on Bill 84-38 (COR)*Hafa Adai* Adjutant General Cruz:

This letter is to notify you that the Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections and Retirement has set a Public Hearing on **Wednesday, June 11, 2025 at 9:00 a.m. in the Guam Congress Building, Public Hearing room**, to hear the following Bill:

I. Bill No. 84-38 (COR)- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- ***“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”***

II. Bill No. 99-38 (COR)- Introduced by Tina Rose Muña Barnes- ***“AN ACT TO ADD A NEW § 3118, § 3118.1, AND § 3118.2 TO CHAPTER 3 OF TITLE 16, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ENTER INTO DRIVER’S LICENSE RECIPROCITY AGREEMENTS WITH FOREIGN COUNTRIES.”***

III. Bill No. 125-38 (COR)- Introduced by Eulogio Shawn Gumataotao- ***“AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”***

I respectfully request your presence, and that of any pertinent personnel, to provide testimony and answer questions from the senate panel. Written testimony may also be submitted prior to the hearing via email to senatortelot@gmail.com or delivered to the Office of Senator Telo T. Taitague Suite 407 DNA Building 238 Archbishop Flores St, Hagatna, Guam 96910. Please contact our office via email or at (671) 989-8356, for any questions or concerns.

Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague
38th Guam Legislature

Chairperson

**Committee on Economic Investment, Military Buildup, Regional Relations, Technology,
Regulatory Affairs, Justice, Elections, and Retirement**

Suite 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
Tel: (671) 989-8356
Email: senatortelot@gmail.com

2 attachments

 **DMA Invitation- June 11, 2025, 9am Public Hearing.pdf**
760K

 **Bill No. 84-38 (COR)-3.pdf**
1834K



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

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238 Archbishop Flores St.
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senatortelot@gmail.com

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

May 30, 2025

Vincent P. Arriola
Director, Department of Public Works
542 N. Marine Corps Drive
Tamuning, Guam 96913
Transmitted via email: vince.arriola@dpw.guam.gov

Subject: Invitation to Public Hearing on Bill 125-38(COR)

Hafa Adai Director Arriola,

The Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections, and Retirement invites you to attend the Public Hearing on Bill No.125-38(COR), scheduled for Tuesday, June 11, 2025 at 9:00 a.m. in the Guam Congress Building.

Bill 125-38(COR) authorizes the Department of Revenue and Taxation to issue Temporary Business Licenses for residential units that meet inspection standards set by a Certified Home Inspector licensed by the Government of Guam.

Your presence and testimony on this matter would be greatly appreciated. We would also like to extend this invitation to Chief Building Inspector Mr. Pete Trinidad, with whom we have been in communication regarding this issue.

We look forward to your participation and the valuable insights you can provide.

For your convenience, a copy of Bill 125-38(COR) is attached for your review.

Si Yu'os Ma'åse',

TELO T. TAITAGUE
Senator



Senator Telo Taitague <senatortelot@gmail.com>

Invitation to Public Hearing on Bill 125-38(COR)

1 message

Senator Telo Taitague <senatortelot@gmail.com>

30 May 2025 at 13:02

To: vince.arriola@dpw.guam.gov

Hafa Adai Director Arriola,

Please see the attached letter and kindly confirm receipt. Thank you.

Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague

38th Guam Legislature

Chairperson

**Committee on Economic Investment, Military Buildup, Regional Relations, Technology,
Regulatory Affairs, Justice, Elections, and Retirement**

Suite 407 DNA Building

238 Archbishop Flores St.

Hagatna, Guam 96910

Tel: (671) 989-8356

Email: senatortelot@gmail.com

2 attachments

 **05.30.2025 TTT.VA Invitation to Bill 125 PH.pdf**
338K

 **Bill No. 125-38 (COR) Referred Version.pdf**
1475K



OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

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Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

June 2, 2025

Transmitted via Electronic Mail

Loisa Cabuhat - State/Local President
Guam Association of Realtors
[REDACTED]

Clare Delgado - State/Local President Elect
Guam Association of Realtors
[REDACTED]

Subject: Invitation to provide testimony on Bill No. 125-38 (COR)

Hafa Adai Guam Association of Realtors,

This letter is to notify you that the Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections and Retirement has set a Public Hearing on **Wednesday, June 11, 2025, at 9:00 a.m. in the Guam Congress Building, Public Hearing room,** to hear the following Bill:

- I. **Bill No. 125-38 (COR)** – Introduced by Eulogio Shawn Gumataotao- “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”

I respectfully request your presence to provide testimony and answer questions from the senate panel. Written testimony may also be submitted prior to the hearing via email to senatortelot@gmail.com or delivered to the Office of Senator Telo T. Taitague Suite 407 DNA Building 238 Archbishop Flores St, Hagatna, Guam 96910. Please contact our office via email or at (671) 989-8356, for any questions or concerns.

Respectfully

Senator Telo T. Taitague

Chairperson



Senator Telo Taitague <senatortelot@gmail.com>

Invitation to provide testimony for June 11, 2025 Public Hearing

1 message

Senator Telo Taitague <senatortelot@gmail.com>

2 June 2025 at 11:29

To: [REDACTED], Clare Delgado [REDACTED]

June 2, 2025

Transmitted via Electronic Mail

Loisa Cabuhat - State/Local President
Guam Association of Realtors
[REDACTED]

Clare Delgado - State/Local President Elect
Guam Association of Realtors
[REDACTED]

Subject: Invitation to provide testimony on Bill No. 125-38 (COR)

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Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague
38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology,

Regulatory Affairs, Justice, Elections, and Retirement

Suite 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
Tel: (671) 989-8356
Email: senatortelot@gmail.com

2 attachments



GAR - Invitation to June 11, 2025 Public Hearing .docx (1).pdf
314K



Bill No. 125-38 (COR) .pdf
1494K



OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

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238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

June 2, 2025

Transmitted via Electronic Mail

Edith Pangelinan, President
Guam Housing Corporation
edith.pangelinan@ghc.guam.gov

Subject: Invitation to provide testimony on Bill No. 125-38 (COR)

Hafa Adai President Pangelinan,

This letter is to notify you that the Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections and Retirement has set a Public Hearing on **Wednesday, June 11, 2025, at 9:00 a.m. in the Guam Congress Building, Public Hearing room,** to hear the following Bill:

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Respectfully

Senator Telo T. Taitague
Chairperson



Senator Telo Taitague <senatortelot@gmail.com>

Invitation to provide testimony for June 11, 2025 Public Hearing

1 message

Senator Telo Taitague <senatortelot@gmail.com>
To: edith.pangelinan@ghc.guam.gov

2 June 2025 at 11:29

June 2, 2025

Transmitted via Electronic Mail

Edith Pangelinan, President
Guam Housing Corporation
edith.pangelinan@ghc.guam.gov

Subject: Invitation to provide testimony on Bill No. 125-38 (COR)

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Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague
38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

Suite 407 DNA Building
238 Archbishop Flores St.
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Tel: (671) 989-8356

Email: senatortelot@gmail.com

2 attachments



GHC - Invitation to June 11, 2025 Public Hearing .docx.pdf
286K



Bill No. 125-38 (COR) .pdf
1494K



OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
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238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

June 2, 2025

Transmitted via Electronic Mail

Elizabeth Napoli, Director

Guam Housing and Urban Renewal Authority

efnapoli@ghura.org

Fernando Esteves, Deputy Director

Guam Housing and Urban Renewal Authority

fbesteves@ghura.org

Subject: **Invitation to provide testimony on Bill No. 125-38 (COR)**

Hafa Adai Director Napoli and Deputy Director Esteves,

This letter is to notify you that the Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory Affairs, Technology, Justice, Elections and Retirement has set a Public Hearing on **Wednesday, June 11, 2025, at 9:00 a.m. in the Guam Congress Building, Public Hearing room**, to hear the following Bill:

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Respectfully

Senator Telo T. Taitague

Chairperson



Senator Telo Taitague <senatortelot@gmail.com>

Invitation to provide testimony for June 11, 2025 Public Hearing

1 message

Senator Telo Taitague <senatortelot@gmail.com>

2 June 2025 at 11:29

To: Elizabeth Napoli <efnapoli@ghura.org>, Fernando Esteves <fbesteves@ghura.org>

June 2, 2025

Transmitted via Electronic Mail

Elizabeth Napoli, Director

Guam Housing and Urban Renewal Authority

efnapoli@ghura.org

Fernando Esteves, Deputy Director

Guam Housing and Urban Renewal Authority

fbesteves@ghura.org

Subject: Invitation to provide testimony on Bill No. 125-38 (COR)

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Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague

38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

Suite 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
Tel: (671) 989-8356
Email: senatortelot@gmail.com

2 attachments

 **GHURA - Invitation to June 11, 2025 Public Hearing .docx.pdf**
293K

 **Bill No. 125-38 (COR) .pdf**
1494K



OFFICE OF SENATOR

Telo T. Taitague

CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations,
Regulatory Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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PUBLIC HEARING AGENDA

Wednesday, June 11, 2025 at 9:00 a.m.

Guam Congress Building, Public Hearing Room

The Committee will hear and accept testimony on the following:

- I. **Bill No. 84-38 (COR)**- Introduced by Joe S. San Agustin, V. Anthony Ada, Sabrina Salas Matanane, Shelly V. Calvo, Jesse A. Lujan, Tina Rose Muña Barnes, Christopher M. Dueñas, William A. Parkinson- ***“AN ACT TO ADD A NEW (s) TO § 3101, ARTICLE 1, CHAPTER 3, TITLE 16, GUAM CODE ANNOTATED RELATIVE TO ADOPTING MILITARY CERTIFICATIONS AS QUALIFICATION FOR GUAM CHAUFFEUR’S LICENSES.”***
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If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Senator Telo T. Taitague via electronic mail at senatortelot@gmail.com or call (671) 989-8356.

In compliance with the Americans with Disabilities Act (ADA), individuals requiring assistance of accommodation should contact the Office of Senator Telo T. Taitague at (671) 989-8356 or email senatortelot@gmail.com.

The hearing will broadcast on local television, GTA Channel 21, Docomo Channel 117, and stream online via I Liheslaturan Guåhan’s live feed on YouTube <https://www.youtube.com/@GuamLegislatureMedia/streams>. A recording of the hearing will be available online via Guam Legislature Media on YouTube after the hearing.



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

Ste. 407 DNA Building
2238 Archbishop Flores St.
Hagatna, Guam 96910
(671) 989-8356
senatortelot@gmail.com

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

PUBLIC HEARING SIGN-IN SHEET

Wednesday, June 11, 2025 – 9:00 AM
Public Hearing Room, Guam Congress Building

Bill No. 125-38 (COR) – Eugilio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”

NAME:	AGENCY/ ORGANIZATION	POSITION	TESTIMONY	CONTACT INFORMATION
1. Vincent P. Arzola	DPW	SUPPORT ☒ OPPOSE ☐	WRITTEN ☒ ORAL ☐	
2. MARIE LIZAMA	DKT	SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
3. Minn Oh	Korean Consulate	SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
4. Chris Felix	Realtors.	SUPPORT ☒ OPPOSE ☐	WRITTEN ☒ ORAL ☒	
5.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
6.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
7.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
8.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
9.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
10.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	



OFFICE OF SENATOR
Telo T. Taitague
CHAIRWOMAN

Committee on Economic Investment, Military Buildup, Regional Relations, Regulatory
Affairs, Technology, Justice, Elections, and Retirement

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senatortelot@gmail.com

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PUBLIC HEARING SIGN-IN SHEET

Wednesday, June 11, 2025 – 9:00 AM
Public Hearing Room, Guam Congress Building

Bill No. 125-38 (COR) – Eugilio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.”

NAME:	AGENCY/ ORGANIZATION	POSITION	TESTIMONY	CONTACT INFORMATION
1. <i>Fernando Esteves</i>	<i>GHURA</i>	SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☒	<i>GHURA</i>
2.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
3.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
4.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
5.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
6.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
7.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
8.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
9.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
10.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	



The Honorable
LOURDES A. LEON GUERRERO
Maga' Håga • Governor

The Honorable
JOSHUA F. TENORIO
Sigundo Maga' Låhi • Lieutenant Governor



Director

LINDA J. IBANEZ

Deputy Director

ERNEST G. CANDOLETA, JR.

Deputy Director

11 JUN 2025

Senator Telo T. Taitague
38th Guam Legislature
Suite 407, DNA Building
238 Archbishop Flores St.
Hagatna, Guam 96910

Hafa Adai Senator Taitague and Committee Members,

I write in support of Bill NO. 125-38 (COR), which calls for a temporary business license for residential units that meet certain inspection requirements and approved by a Certified Home Inspector licensed by the Government of Guam.

While the Business License portion of the Bill is the responsibility of the Department of Revenue and Taxation, our agency, DPW will be responsible for inspecting the residential unit. The bill also calls for DPW Inspectors to be certified by the International Association of Certified Home Inspectors (InterNACHI).

My understanding is that certification by InterNACHI can be done through online training, courses, and exams. Currently, none of our Inspectors are InterNachi certified, so if this bill becomes enacted as written, our inspectors will take the InterNACHI online courses to earn a Home Inspection Certification.

Our six Inspectors have many years of experience, from 8 years to 40 years experience. They've received training in the International Building Code, and specific disciplines such as residential Structure, Plumbing, Electrical, and Architecture. They've also been trained in Commercial Plan reading, understanding, and comprehension.

Conceptually, the agency supports the intent of Bill No. 125-38(COR) and we look forward to assisting the Committee moving it forward.

Thank you for the opportunity to testify in support of this Bill.

Vincent P. Arriola
Director, Department of Public Works



June 11, 2025

RE: TESTIMONY IN SUPPORT OF BILL NO. 125-38 (COR)

Chairperson, Members of the Committee, and Honorable Senators:

Thank you for the opportunity to provide testimony in strong support of Bill No. 125-38 (COR), which offers a meaningful and timely solution to Guam's ongoing housing crisis. This legislation addresses a critical barrier to housing availability by allowing property owners to receive a Temporary Business License to rent their residential units while waiting for permanent government inspection clearances.

This commonsense approach will unlock many idle housing units that are otherwise ready for occupancy but held up by procedural backlogs, ultimately helping to ease the severe housing shortage documented by GHURA and local experts.

However, while I support the core intent and structure of the bill, I respectfully urge the Legislature to amend one provision that inadvertently undermines the bill's accessibility and impact—the requirement for a Certified Home Inspector licensed by the Government of Guam.

This requirement, though well-intentioned, introduces excessive cost and administrative complexity for small property owners, especially those renting one or two units to supplement income or meet mortgage obligations. Certified inspectors—particularly those accredited through InterNACHI or similar authorities—often charge several hundred dollars per inspection, making compliance cost-prohibitive for many. This would likely deter the very homeowners this bill is designed to help.

Instead, I recommend that the bill be amended to allow for a self-certification process, in which the property owner completes and submits a standardized Government of Guam "Suitability for Occupancy Checklist" affidavit, covering all relevant areas such as:

- Functioning electrical and plumbing systems
- Working HVAC (where installed) or adequate ventilation
- Proper means of egress and secure locks
- Sanitary conditions and safe exterior access

The checklist can be modeled after existing property maintenance codes or adapted from international standards and enforced through post-licensure audits and revocation authority already detailed in the bill. In this way, the government preserves safety standards without creating a financial barrier.

Alternatively, the bill could allow licensed Guam contractors (e.g., electricians, plumbers) to provide sign-off on their respective system components, offering a balance between affordability and technical assurance.

This self-certification model, paired with the strong enforcement and revocation provisions already in the bill, provides adequate protection for tenants while enabling faster occupancy and broader housing availability island wide.

In closing, Bill 125-38 is a proactive and much-needed measure. With a minor amendment to replace the certified home inspector mandate with a more owner-accessible option, this bill can immediately and affordably make more housing available to the people of Guam. I commend the sponsor and urge swift passage with the recommended revision.

Si Yu'os Ma'åse for your consideration.

Sincerely,

 *Monty McDowell* 06/10/25

Monty McDowell Chairman
Government Affairs Committee
Guam Association of REALTORS®
Principal Broker, Advance Management, Inc.

 *Loisa Cabuhat* 06/10/25

Loisa Cabuhat
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CHAPTER 48
GUAM LANDLORD AND TENANT RENTAL ACT OF 2018

SOURCE: This Chapter added by P.L. 34-146:2 (Dec. 13, 2018).

2019 NOTE: Article 3 “Remedies” Parts 1 and 2 were renamed to Article 3 “Tenant Remedies” and Article 4 “Landlord Remedies.” Subsection designations added and/or altered pursuant to authority granted by 1 GCA § 1606.

CROSS REFERENCE: See Title 18, Chapter 51, Hiring of Real Property (Landlord and Tenant).

Article 1	General Provisions
Article 2	Landlord/Tenant Obligations
Article 3	Tenant Remedies
Article 4	Landlord Remedies
Article 5	Guam Safe Housing Act of 2020

ARTICLE 1
GENERAL PROVISIONS

§ 48101.	Application.
§ 48102.	Definitions.
§ 48103.	Notice.
§ 48104.	Terms and Conditions of Rental Agreements.
§ 48105.	Prohibited Provisions in Rental Agreements.

§ 48101. Application.

This Act applies to, regulates, and determines rights, obligations, and remedies under a rental agreement for a dwelling unit located within Guam. This Act applies only to residential leases. In the event of any conflict between any provision of this Act and any provision of 18 GCA §§ 51101 – 51112, which covers both commercial and residential leases, the provision(s) of this Act shall prevail.

§ 48102. Definitions.

As used in this Chapter, unless the context otherwise requires:

(a) action includes recoupment, counterclaim, suit in law or equity, and any other proceeding in which rights are determined;

(b) bona fide purchaser is a purchaser for a valuable consideration paid or parted with in the belief that the vendor had a right to sell, and without any suspicious circumstances to put him on inquiry;

(c) building or housing code includes any law, ordinance, rule, or regulation concerning fitness for habitation, use, operation, or occupancy;

(d) casualty is other insurable perils that include earthquake, wind, typhoon, and other natural disasters;

(e) common areas refers to areas shared by others in the same building such as a swimming pool, a playground, or a laundry facility;

(f) days are working days, and do not include weekends and federal and local Guam government holidays;

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(g) dwelling unit means a structure or a part of a structure that is used as a home, residence, or sleeping place by one (1) or more persons who maintains a household;

(h) essential services refers to basic needs such as running water, electricity, gas, or hot water;

(i) good faith means a transaction done honestly and objectively with no deliberate intent to defraud the other party;

(j) landlord means the owner, lessor, or manager of the property or premises;

(k) normal wear and tear are the deterioration or depreciation in value by ordinary and reasonable use, but does not include items that are missing from the dwelling unit;

(l) owner means one (1) or more persons in whom is vested all or part of the legal title to the property or premises;

(m) premises means a dwelling unit and the structure of which is a part of the grounds, areas, and facilities promised for use by the tenant;

(n) rent means all payments to be made to or for the benefit of the landlord under the rental agreement;

(o) rental agreement means any agreement, written or not, concerning use and occupancy of a dwelling unit;

(p) security deposit means money deposited by or for the tenant with the landlord to be held by the landlord to:

(1) remedy tenant defaults for accidental or intentional damages resulting from failure to comply with the terms of this Act, for failure to pay rent due, or for failure to return all keys or other items furnished by the landlord at the termination of the rental agreement;

(2) clean the dwelling unit or have it cleaned at the termination of the rental agreement so as to place the condition of the dwelling unit in as fit a condition as that which the tenant entered into possession of the dwelling unit, less normal wear and tear; and

(3) compensate for damages caused by a tenant who wrongfully quits the dwelling unit;

(q) tenant means a person entitled under a rental agreement to occupy a dwelling unit to the exclusion of others;

(r) willful is defined as an intentional act.

§ 48103. Notice.

(a) A person has notice of a fact if they:

(1) have actual knowledge of the fact; or

(2) have received a notification of the fact.

(b) A person is deemed having received notice when it comes to their attention, for which;

(1) in the case of the landlord, notification is delivered at the place of business of the landlord or the place where the rental agreement was executed; or

(2) in the case of the tenant, notification is personally tendered to the tenant or mailed by registered or certified mail to the place of the tenant's known residence.

§ 48104. Terms and Conditions of Rental Agreements.

(a) A landlord and a tenant may include in a rental agreement terms and conditions not prohibited by this Act or other law, rule, or regulation.

(b) In the absence of a rental agreement, the tenant shall pay as rent the fair market rental value for the use and occupancy of the dwelling unit.

(c) Rent is payable without demand or notice at the time and place agreed upon by the parties.

§ 48105. Prohibited Provisions in Rental Agreements.

(a) A rental agreement shall not provide that the tenant agrees to waive or forego rights or remedies under this Act.

(b) A provision in a rental agreement that is prohibited under this Act shall be unenforceable.

**ARTICLE 2
LANDLORD/TENANT OBLIGATIONS**

- § 48201. Security Deposits.
- § 48202. Landlord to Maintain Premises.
- § 48203. Limitation of Liability.
- § 48204. Tenant to Maintain Dwelling Unit.
- § 48205. Rules and Regulations.
- § 48206. Rights to Access.

§ 48201. Security Deposits.

(a) The total amount of a security deposit may not be in excess of one (1) month's rent. Landlords may charge an additional reasonable "pet deposit," not to exceed Five Hundred Dollars (\$500.00) per pet. Landlords may not collect more than the first month's rent and security deposit (including pet deposit if appropriate) at the time of lease commencement.

(b) If the landlord has lawful grounds to retain all or any portion of the security deposit, the landlord must notify the tenant in writing of the reasons for retention. Any costs, such as cleaning or specific repairs, must be itemized and copies of receipts included. If the repairs cannot be accomplished within fourteen (14) days, estimates for the cleaning or repair services may be substituted.

(1) The notice, and any portion of the security deposit remaining, after deductions, must be given to the tenant within fourteen (14) days after the termination of the rental agreement.

(2) In order to comply with this fourteen (14) day requirement, the landlord may mail the material to the tenant on or before the fourteenth (14th) day.

(3) The landlord shall obtain acceptable proof of mailing from the Post Office.

(4) The landlord may also prove compliance with the fourteen (14) day requirement by other types of evidence, such as the tenant's acknowledgement or the testimony of a witness.

(c) The tenant may not use the deposit as payment for the last month's rent unless the landlord agrees with the tenant in writing to such a use. In any event, the landlord retains the right to have the tenant pay for damages caused by the tenant.

(d) Any action by the tenant to recover all or any portion of the security deposit must be commenced within one (1) year from the date the rental agreement terminated.

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(e) Legal action involving security deposit disputes may be undertaken by either party. Where the court determines that the landlord:

(1) wrongfully and willfully retained all or part of the security deposit, it may award the tenant damages equal to three (3) times the amount of the security deposit, or part thereof, wrongfully and willfully retained, plus the cost of the suit;

(2) wrongfully retained all or part of the security deposit, it shall award the tenant damages equal to the amount of the security deposit or part thereof, wrongfully retained, plus the cost of the suit;

(3) was entitled to retain the security deposit or part thereof, the court shall award the landlord damages in an amount equal to the amount of the security deposit, or part thereof, in dispute, plus the cost of the suit.

2019 NOTE: Subsection designations have been added pursuant to authority granted by 1 GCA § 1606.

§ 48202. Landlord to Maintain Premises.

(a) A landlord shall:

(1) comply with the requirements of all applicable building and housing codes relative to health and safety;

(2) make all repairs reasonably necessary to maintain the premises in a fit and habitable condition; and

(3) Any defective condition of the premises which comes to the tenant's attention, which the tenant has reason to believe is unknown to the landlord, and which the tenant has reason to believe is the duty of the landlord to repair, shall be reported by the tenant to the landlord as soon as practicable.

(b) The landlord and tenant may agree that the tenant perform the duties prescribed in Subsections (a)(1), (2) and (3) of this Section, but only if the transaction is entered in good faith.

§ 48203. Limitation of Liability.

(a) The landlord must convey in written notice to tenant of sale of dwelling unit in good faith to a bona fide purchaser to be relieved of liability under the rental agreement and this Act. However, the landlord remains liable to the tenant for the recoverable security deposit under § 48201, unless buyer is credited the security deposit and all parties are notified, at which time the buyer becomes liable for the security deposit and any refunds.

(b) Unless otherwise agreed, a manager of the premises that includes a dwelling unit is relieved of liability under the rental agreement and this Act after written notice to the tenant of termination of his management.

§ 48204. Tenant to Maintain Dwelling Unit.

(a) A tenant shall:

(1) maintain the dwelling unit and premises that he uses as clean and safe as premises permit to comply with housing codes affecting health and safety;

(2) dispose from his dwelling unit and common areas used from all garbage, rubbish, and other waste in a clean and safe manner;

(3) not deliberately or negligently destroy, deface, damage, or remove any part of the premises or permit any person to do so;

(4) use in a reasonable manner all power, water, and other common areas provided by a landlord; and

(5) conduct himself and require other persons on the premises who are his guests and invitees to conduct themselves in a manner so as not to disturb neighbors or other tenants.

§ 48205. Rules and Regulations.

(a) A landlord may adopt a rule or regulation concerning the tenant's use and occupancy of the premises, and it is enforceable without the consent of the tenant if all the following criteria listed are satisfied:

(1) its purpose is to promote the safety and welfare of the tenants, or to preserve the landlord's property from deliberate abuse;

(2) it applies to all tenants on the premises in a fair manner;

(3) it is not for the purpose of evading obligation of the landlord; and

(4) the tenant is given thirty (30) days' prior notice of when it is to be adopted.

(b) If a rule or regulation is adopted after the tenant enters into a rental agreement, then it is not valid without the consent of the tenant unless it meets the criteria listed in Subsection (a) of this Section.

§ 48206. Rights to Access.

(a) The tenant shall not unreasonably withhold the tenant's consent to the landlord to enter into the dwelling unit in order to inspect the premise; make necessary or agreed repairs, decorations, alterations, or improvements; supply services as agreed; or exhibit the dwelling unit to prospective purchasers, mortgagees or tenants.

(b) The landlord shall not abuse this right of access nor use it to harass the tenant. Except in the case of emergency or where impracticable to do so, the landlord shall give tenant at least twenty-four (24) hours' notice of the landlord's intent to enter, and shall enter only during reasonable hours.

(c) The landlord shall have no other right of entry, except by court order, unless the tenant appears to have abandoned the premises, or the landlord may, during any extended absence of the tenant, enter the dwelling unit as reasonably necessary for purposes of inspection, maintenance, and safe-keeping.

**ARTICLE 3
TENANT REMEDIES**

§ 48301. Noncompliance by the Landlord-In General.

§ 48302. Failure to Deliver Possession.

§ 48303. Withholding of Rent.

§ 48304. Wrongful Failure to Provide Essential Services.

§ 48305. Fire or Casualty Damage.

§ 48306. Tenant's Remedies for Landlord's Unlawful Ouster, Exclusion, or Diminution of Services.

§ 48307. Weatherhead Damage from Windstorm.

§ 48301. Noncompliance by the Landlord-In General.

(a) Except as provided in this Act, if there is noncompliance by the landlord with the rental agreement or noncompliance with § 48202 of this Chapter affecting health and safety, the tenant may deliver a written notice to the landlord specifying the acts and omissions constituting the breach and that the rental agreement

will terminate upon a date not less than thirty (30) days after receipt of the notice if the breach is not remedied in fourteen (14) days, and the rental agreement shall terminate as provided in the notice subject to the following:

(1) If the breach is remedied by repairs, the payment of damages or otherwise, and the landlord adequately remedies the breach before the date specified or shows reason why the date cannot be met in the notice, the rental agreement shall not terminate by reason of the breach.

(2) The tenant shall not terminate for a condition caused by the deliberate or negligent act or omission of the tenant, a member of his family, or other person on the premises.

(b) Except as provided in this Act, the tenant may recover actual damages and obtain injunctive relief for the noncompliance by the landlord with the rental agreement or with § 48202 of this Chapter. If the landlord's noncompliance is willful, the tenant may recover reasonable attorney's fees.

(c) The remedy provided in Subsection (b) of this Section is in addition to any right of the tenant arising under Subsection (a) of this Section.

(d) If the rental agreement is terminated, the landlord shall return that portion of the security deposit which is recoverable by the tenant under § 48201 of this Chapter.

§ 48302. Failure to Deliver Possession.

(a) If the landlord fails to deliver possession on the effective or occupancy date of the lease of the dwelling unit to the tenant, rent abates until possession is delivered, and the tenant may terminate the rental agreement upon at least five (5) days written notice to the landlord; and upon termination the landlord shall return all security deposits.

(b) If the landlord's failure to deliver possession is willful and not in good faith, the tenant may recover from the landlord an amount twice the actual damages sustained, and reasonable attorney's fees.

§ 48303. Withholding of Rent.

(a) Tenant may not do self or contracted repairs without the express written consent of landlord, and tenant may not deduct expenses or costs for such repairs from their rent unless approved in writing from landlord.

(b) Tenant may not withhold rent for repairs not done.

(c) Tenant may not repair at landlord's expense if the condition was caused by the deliberate or negligent act or omission of the tenant, a member of his family, or other persons on the premises.

§ 48304. Wrongful Failure to Provide Essential Services.

(a) If, contrary to the rental agreement or § 48204 of this Chapter, the landlord willfully or negligently fails to supply essential services pursuant to the rental agreement, the tenant may give written notice to the landlord specifying the breach and may:

(1) take reasonable and appropriate measures to secure essential services during the period of the landlord's noncompliance and deduct their actual and reasonable cost from the rent; or

(2) procure substitute housing during the period of landlord's noncompliance, in which case the tenant is excused from paying rent for the period of the landlord's noncompliance, but in no case will landlord be responsible or liable for cost of substitute housing unless agreed to in writing by both parties.

(b) Rights of the tenant do not apply if the condition was caused by the deliberate negligent act or omission of the tenant, a member of his family, or other persons on the premises.

§ 48305. Fire or Casualty Damage.

(a) If the dwelling unit or premises are damaged or destroyed by fire or casualty to the extent that enjoyment of the dwelling unit is substantially impaired, the tenant may:

(1) immediately vacate the premises and notify the landlord in writing within fourteen (14) days thereafter of his intention to terminate the rental agreement, in which case the rental agreement terminates as of the date of vacating;

(2) if continued occupancy is lawful, vacate any part of the dwelling unit rendered unusable by the fire or casualty, in which case the tenant's liability for rent is reduced in proportion to the diminution in the fair rental value of the dwelling unit.

(b) If the rental agreement is terminated, the landlord shall return all security deposits recoverable under § 48201. Accounting for rent in the event of termination or apportionment is to be occurred as of the date of the fire or casualty.

(c) This Section does not apply to fire or casualty damage caused by the tenant, their family, guests, or invitees.

§ 48306. Tenant's Remedies for Landlord's Unlawful Ouster, Exclusion, or Diminution of Services.

If the landlord unlawfully removes or excludes the tenant from the premises or willfully diminishes services to the tenant by causing interruption of essential services to the tenant, the tenant may either recover possession or terminate rental agreement. In either case, the tenant shall be entitled from the landlord the actual and verifiable cost of damages sustained by him. If rental agreement is terminated the landlord shall return all security deposits recoverable under § 48201.

§ 48307. Weatherhead Damage from Windstorm.

(a) Notwithstanding any other provision of this Chapter, the tenant shall report any observed damage to the weatherhead or weatherhead post where the damage is related to damaging or destructive winds (windspeed that exceeds thirty-four (34) knots or forty (40) miles per hour) to the landlord or the landlord's contractor, agent, representative, or employee. If the landlord fails to commence or make a good faith effort to commence repair to the damaged weatherhead within ten (10) days following the date that the landlord became aware of the damage, the tenant may, with the services of a master and licensed electrician, and at his own cost, cause repairs to be made to the weatherhead in compliance with Guam's building and electrical code laws, rules, and regulations. The tenant may deduct the reasonable cost of such repairs from the next subsequent rent payment, only after submitting an itemized invoice to the landlord. In the event that the cost exceeds one (1) month's rent payment, the tenant may continue to deduct the balance of the cost, for a period not to exceed three (3) months. In the event that damage to the weatherhead occurs in a multifamily structure and multiple tenants incur the cost of repairs, each tenant may deduct the cost of the repairs that the respective tenants contributed for the repair service from future rent payments.

(b) The date of the landlord's awareness of the damage occurs at the earliest date of the following:

(1) the landlord or the landlord's contractor, agent, representative, or employee becomes aware of the damage to the weatherhead or weatherhead post;

(2) the tenant, in writing or orally, communicated the discovery of damage to the weatherhead or weatherhead post to the landlord or the landlord's contractor, agent, representative, or employee; or

(3) an inspection of the weatherhead or weatherhead post was conducted by an employee or contractor of the Guam Power Authority during post-storm electrical service restoration, and the

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landlord or tenant was notified that electricity could not be restored until the damage to the weatherhead was repaired in accordance with applicable laws, rules, and regulations.

(c) This Section does not apply to the following:

(1) buildings where a licensed electrician, master electrician, or engineer has determined that it is unsafe to restore electricity service until repairs other than repairs to the weatherhead or weatherhead post are completed; or

(2) the building was subject to water inundation as a result of damaged doors, windows, or loss of roofing parts or flooding, and such building was deemed unsafe by a licensed electrician, master electrician, or engineer until appropriate repairs can be made; or

(3) the tenant apparently abandoned the building following the windstorm.

2024 NOTE: Added by P.L. 37-089:2 (Apr. 3, 2024).

ARTICLE 4
LANDLORD REMEDIES

SOURCE: Added by P.L. 34-146:2 (Dec. 13, 2018) as “Part 2” of Article 3, Chapter 48 of Title 21 GCA. Codified as a new Article 4 by the Compiler and renumbered, pursuant to 1 GCA § 1606.

- § 48401. Noncompliance with Rental Agreement; Failure to Pay Rent.
- § 48402. Failure to Maintain.
- § 48403. Remedies for Absence, Nonuse and Abandonment.
- § 48404. Holdover.
- § 48405. Refusal of Lawful Access.

§ 48401. Noncompliance with Rental Agreement; Failure to Pay Rent.

(a) Except as provided in this Act, if there is noncompliance by the tenant with the rental agreement or noncompliance with § 48204 affecting health and safety, the landlord may deliver a written notice to the tenant specifying the acts and omissions constituting the breach, and that the rental agreement will terminate upon a date not less than five (5) days after receipt of the notice unless otherwise agreed in writing by landlord and tenant. If the breach is not remedied within the five (5) days, the rental agreement shall terminate as provided in the notice subject to the following: If the breach is remediable by repairs or the payment of damages or otherwise and the tenant adequately remedies the breach before the date specified in the notice, the rental agreement shall not terminate.

(b) If rent is unpaid when due and the tenant fails to pay rent five (5) days after written notice by the landlord of nonpayment and his intention to terminate the rental agreement if the rent is not paid within that period, the landlord may terminate the rental agreement thirty (30) days after receipt of notice.

(c) Except as provided in this Act, the landlord may recover actual damages and obtain injunctive relief for noncompliance by the tenant with the rental agreement or with § 48204 of this Chapter. If the tenant’s noncompliance is willful, the landlord may recover reasonable attorney’s fees.

SOURCE: Added as § 48311 by P.L. 34-146:2 (Dec. 13, 2018), renumbered to this section by the Compiler pursuant to 1 GCA § 1606.

§ 48402. Failure to Maintain.

If there is noncompliance by the tenant with § 48204 of this Chapter materially affecting health and safety that can be remedied by repair or replacement of a damaged item, and the tenant fails to comply as

promptly as conditions require in case of emergency or within five (5) days after written notice by the landlord specifying the breach and requesting that the tenant remedy it within that period of time, the landlord may enter the dwelling unit and cause the work to be done in a workmanlike manner and submit the itemized bill for the actual and reasonable cost, or the fair and reasonable cost thereof, as rent on the next date periodic rent is due, or if the rental agreement has terminated, for immediate payment.

SOURCE: Added as § 48312 by P.L. 34-146:2 (Dec. 13, 2018), renumbered to this section by the Compiler pursuant to 1 GCA § 1606.

§ 48403. Remedies for Absence, Nonuse and Abandonment.

(a) If the rental agreement requires the tenant to give notice to the landlord of an anticipated extended absence in excess of seven (7) days pursuant to § 48103 of this Chapter and the tenant willfully fails to do so, the landlord may recover actual damages from the tenant and consider the dwelling unit abandoned.

(b) During any absence of the tenant in excess of seven (7) days, the landlord may enter the dwelling unit at times reasonably necessary.

(c) If the tenant abandons the dwelling unit, the landlord shall make reasonable efforts to rent it at a fair rental. If the landlord rents the dwelling unit for a term beginning before the expiration of the rental agreement, it terminates as of the date of the new tenancy. If the landlord fails to use reasonable efforts to rent the dwelling unit at a fair rental or if the landlord accepts the abandonment as a surrender, the rental agreement is deemed to be terminated by the landlord as of the date the landlord has notice of the abandonment. If the tenancy is from month-to-month or week-to-week, the term of the rental agreement for this purpose is deemed to be a month or week, as the case may be.

(d) If the tenant abandons the dwelling unit, with no intention of resuming the tenancy, the landlord is entitled to the lesser of:

(1) the entire rent for the remainder of the term; or

(2) the daily rent for the period necessary to re-rent the dwelling, plus a reasonable commission, plus the difference between the rent agreed to in the prior rental agreement and the fair rental value.

(e) When the tenant has wrongfully abandoned the premises, pursuant to a notice to quit the premises or when the tenant has or upon the natural expiration of the term, and has abandoned personal property which the landlord, in good faith, determines to be of value, in or around the premises, the landlord may sell such personal property, in a commercially reasonable manner, store such personal property at the tenant's expense, or donate such personal property to a charitable organization.

(1) Before selling or donating such personal property, the landlord shall make reasonable efforts to apprise the tenant of the identity and location of, and the landlord's intent to sell or donate such personal property by mailing notice to the tenant's forwarding address, or to an address designated by the tenant for the purpose of notification, or if neither of these is available, to the tenant's previous known address.

(2) Following such notice, the landlord may sell the personal property, or the landlord may donate the personal property to a charitable organization;

(A) provided, that such sale or donation shall not take place until fifteen (15) days after notice is mailed, after which the tenant is deemed to have received notice.

(B) The proceeds of the sale of personal property shall, after deduction of accrued rent and costs of storage and sale, including the cost of advertising, be held in trust for the tenant for thirty (30) days, after which time the proceeds shall be forfeited to the landlord.

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(3) When the tenant has abandoned the premises, any personal property in or around the premises left unsold after conformance to this Section or otherwise left abandoned by the tenant and determined by the landlord to be of no value may be disposed of at the landlord's discretion without liability to the landlord.

SOURCE: Added as § 48313 by P.L. 34-146:2 (Dec. 13, 2018), renumbered to this section by the Compiler pursuant to 1 GCA § 1606.

2019 NOTE: Subsection designations added pursuant to authority granted by 1 GCA § 1606.

§ 48404. Holdover.

If the tenant remains in possession without the landlord's consent after expiration of the term of the rental agreement or its termination, the landlord may bring an action for possession of the premises. If the tenant's holdover is willful and not in good faith the landlord may also recover an amount equal to rent owed, costs of eviction and reasonable attorney's fees.

SOURCE: Added as § 48314 by P.L. 34-146:2 (Dec. 13, 2018), renumbered to this section by the Compiler pursuant to 1 GCA § 1606.

§ 48405. Refusal of Lawful Access.

(a) If the tenant refuses to allow lawful access, the landlord may obtain injunctive relief to compel access, or terminate the rental agreement. In either case the landlord may recover actual damages, costs, rental loss and reasonable attorney's fees.

(b) If the landlord makes an unlawful entry or makes repeated demands for entry, which have the effect of unreasonably harassing the tenant, the tenant may obtain injunctive relief to prevent the recurrence of the conduct or terminate the rental agreement. In either case the tenant may recover actual damages, costs and reasonable attorney's fees. Also, the landlord shall return that portion of the security deposit which is recoverable by the tenant under § 48201 of this Chapter.

SOURCE: Added as § 48315 by P.L. 34-146:2 (Dec. 13, 2018), renumbered to this section by the Compiler pursuant to 1 GCA § 1606.

ARTICLE 5
GUAM SAFE HOUSING ACT OF 2020

SOURCE: Entire Article added by P.L. 35-093:2 (June 26, 2020).

2020 NOTE: Pursuant to P.L. 35-093:3 (June 26, 2020), this Act shall apply to all residential real estate rental or lease agreements on Guam, and to any renewals, modifications, or extensions of such agreements upon enactment. The provisions of this Act shall not be waived or modified by the agreement of the parties under any circumstances.

- § 48501. Early Termination of Rental Agreement.
- § 48502. Protection Against Eviction and Liability.
- § 48503. Lock Changes Where Victim Lives with Perpetrator.
- § 48504. Discrimination and Retaliation Against Tenant Prohibited.
- § 48505. Disclosure Prohibited.
- § 48506. False Notice and Protection of Action Taken in Good Faith.

§ 48501. Early Termination of Rental Agreement.

(a) If a tenant to a residential rental agreement or lease agreement notifies the landlord in writing that he or she is the victim of family violence, criminal sexual conduct, or stalking as defined under Guam law, and provides to the landlord evidence as defined in § 48501(b) of this Article, and the tenant seeks to vacate

the premises due to fear of imminent danger for self or children because of family violence, criminal sexual conduct, or stalking, then the tenant may terminate the residential rental agreement or lease agreement and vacate the premises without further obligation, except as otherwise provided in § 48501(c) of this Article.

(b) For the purposes of this Article, evidence that a tenant is a victim of family violence, criminal sexual conduct, or stalking may be provided to his or her landlord in the form of:

(1) a police report written within the prior thirty (30) days;

(2) a valid restraining or protective order; or

(3) a statement written within the prior thirty (30) days from a licensed medical or mental health professional who has examined or consulted with the victim, which written statement confirms such fact.

(c) If a tenant to a residential rental agreement or lease agreement terminates the residential rental agreement or lease agreement and vacates the premises pursuant to § 48501(a) of this Article, then the tenant shall be responsible for one (1) month's rent following vacation of the premises, which shall be due and payable to the landlord within ninety (90) days after the tenant vacates the premises. Following such payment, the tenant shall be released from any rent payment obligation under the residential rental or lease agreement without penalty. This provision shall not affect a tenant's liability for delinquent, unpaid rent, or other amounts owed to the landlord prior to the tenant's notification that he or she is a victim of family violence, criminal sexual conduct, or stalking.

(d) Nothing in this Section relieves a tenant, other than the tenant who is a victim of family violence, criminal sexual conduct, or stalking from his or her obligations under the residential rental agreement or lease agreement.

§ 48502. Protection Against Eviction and Liability.

(a) A victim under this Article shall not be evicted based on an incident or incidents of actual or threatened family violence, criminal sexual conduct, or stalking.

(b) A victim under this Article shall not be held liable for damage to the property related to an incident or incidents of actual or threatened family violence, criminal sexual conduct, or stalking beyond the value of the victim's security deposit, when the alleged perpetrator is a tenant and the victim provides written notice of the damage, and documentation required pursuant to § 48501(b) of this Article, within thirty (30) days of the occurrence of the damage.

(c) Nothing in this Article prohibits a landlord from evicting a tenant for reasons unrelated to family violence, criminal sexual conduct, or stalking.

(d) Nothing in this Article prohibits a landlord from instituting a forcible entry and detainer action against the tenant of the premises who perpetuated the family violence, criminal sexual conduct, or stalking, or from obtaining a criminal no trespass order against a non-tenant who perpetuates such violence or abuse at the premises.

(e) Nothing in this Article limits the rights of a landlord to hold a perpetrator of the family violence, criminal sexual conduct, or stalking liable for damage to the premises or landlord's property.

§ 48503. Lock Changes Where Victim Lives with Perpetrator.

(a) If a person who is restrained from contact with a protected tenant under a court order is also a tenant of the same dwelling unit as the protected tenant, the landlord shall change the locks of the protected tenant's dwelling unit no later than twenty-four (24) hours after the protected tenant gives the landlord a

copy of the court order. The landlord shall pay for the cost of changing the locks and give the protected tenant a key to the new locks.

(b) The landlord shall not be liable to the restrained person for any civil damages as a result of actions the landlord takes to comply with this Section.

(c) This Section shall not be construed to relieve the restrained person of any obligation under a lease agreement or any other liability to the landlord.

§ 48504. Discrimination and Retaliation Against Tenant Prohibited.

(a) A landlord shall not terminate a lease, refuse to renew a lease, refuse to enter into a lease, or retaliate against a tenant solely because a tenant, an applicant, or an individual who is a member of the tenant's or applicant's household is the victim of family violence, criminal sexual conduct, or stalking.

(b) A landlord shall not refuse to enter into a lease with an applicant or retaliate against a tenant solely because the tenant, the applicant, or an individual who is a member of the tenant's or applicant's household has terminated a residential rental or lease agreement under § 48501 of this Article.

§ 48505. Disclosure Prohibited.

(a) A landlord shall not disclose any information provided by a tenant under this Article to a third party unless the disclosure satisfies any one (1) of the following:

- (1) the tenant consents in writing to the disclosure; or
- (2) the disclosure is required by law or order of the court.

(b) A landlord's communication to a third party which provides evidence under § 48501(b) of this Article to verify the contents of such documentation is not disclosure for the purposes of this Section.

§ 48506. False Notice and Protection of Action Taken in Good Faith.

(a) If a tenant knowingly submits a false notice or accompanying documentation to a landlord as evidence to terminate a residential rental or lease agreement under this Article, the landlord may recover an amount equal to three (3) months periodic rent or threefold actual damages, whichever is greater, plus costs and reasonable attorney's fees.

(b) The person who committed family violence, criminal sexual conduct, or stalking against the tenant shall not be entitled to any damages or other relief against the landlord or tenant who complies with the provisions of this Article in good faith.

license and, as may be required by all applicable laws of Guam, a certificate of authority from the Director of the Department of Revenue and Taxation, or other applicable regulating agency or board.

(d) A Court may stay a proceeding commenced by a person, its successor, or assignee until it determines whether the person, or that person's successor, or assignee requires a business license, and, as may be required by all applicable laws of Guam, a certificate of authority from the Director of the Department of Revenue and Taxation, or other applicable regulating agency or board. If it so determines, the Court may further stay the proceeding until the person, or that person's successor, or assignee obtains the business license, and, as may be required by all applicable laws of Guam, or other applicable regulating agency or board, a certificate of authority from the Director of the Department of Revenue and Taxation, or other applicable regulating agency or board.

(e) Notwithstanding the provisions of this Section, the failure of a person to obtain a business license, and, as may be required by all applicable laws of Guam, a certificate of authority from the Director of the Department of Revenue and Taxation, or other applicable regulating agency or board, does not impair the validity of its corporate acts or prevent it from defending any proceeding in Guam.

SOURCE: GC § 16028 added by P.L. 19-010:X1:22. Amended by P.L. 27-057:8 (June 30, 1999).

§ 70132. Clearance Necessary that Taxes Due are Paid to Obtain Business License.

No person may obtain or renew a business license without clearance from the Director of Revenue & Taxation that all income tax returns, business privilege tax returns and withholding tax returns which are due from that person have been filed (or an extension has been approved or granted thereon by the Director of Revenue & Taxation, which extension has not expired), and that all taxes due thereon have been paid or arrangements have been made with the Director for payment thereon and such arrangements are current.

SOURCE: GC § 16029 added by P.L. 19-010:X1:23. Amended by P.L. 29-002:VI:28 (May 18, 2007) the name, Gross Receipts Tax, changed to Business Privilege Tax.

§ 70133. Reproduction; Certified Copies and Authentication: Fees.

11 GCA FINANCE & TAXATION
CH. 70 GENERAL PROVISIONS

The fees for the reproduction of copies, certified copies and authentication for the following documents shall be as follows:

(a) Copy of each business license	\$ 3.00
(b) Certificate of Existence	\$10.00
(c) Certificate of Good Standing	\$25.00
(d) Certificate of Exemption	\$20.00
(e) Fee for an authentication or certification of any documents that are filed with the General Licensing Branch	\$10.00
(f) Copy of each page of any other document that is filed with the General Licensing Branch in which the fee for each copy is not provided by law	\$ 1.00
(g) Replacement of Corporate Certificate	\$25.00
(h) Copy of any other compliance, regulatory, enforcement, testing or study guide pamphlet.	\$ 5.00

SOURCE: Added by P.L. 29-002:V:I:21 (May 18, 2007).



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COMMITTEE VOTE SHEET

Bill No. 125-38 (COR), As Amended- Introduced by Eulogio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY”

COMMITTEE MEMBERS	SIGNATURE/ DATE SIGN	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
Senator Telo T. Taitague Chairperson	 6.24.25			✓		
Senator Darrel Christopher Barnett Vice Chairperson	E-VOTE 6.25.25			✓		
Senator Sabina F. Perez Member						
Senator Therese M. Terlaje Member	E-VOTE 6.25.25			✓		
Senator Shelly V. Calvo Member						
Speaker Frank F. Blas, Jr. Member	E-VOTE 6.25.25	✓				



Senator Telo Taitague <senatortelot@gmail.com>

REQUEST FOR E-VOTE- BILL NO. 125-38 (COR), AS AMENDED

4 messages

Senator Telo Taitague <senatortelot@gmail.com>

24 June 2025 at 18:12

To: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, Senator Therese Terlaje <senatorterlajegum@gmail.com>, "Speaker Frank Blas, Jr." <speakerblas@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Office of Senator Sabina Perez <office.senatorperez@guamlegislature.gov>

Cc: senatortelot.charissa@gmail.com, Rowena Fejeran <senatortelot.rowena@gmail.com>, Isah Peredo <senatortelot.isah@gmail.com>, senatortelot.alana@gmail.com

Håfa Adai Committee Members,

Please see the attached Committee Report on **Bill No. 125-38 (COR)**, As Amended- **Introduced by Eulogio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY.”**

Please indicate your preferred action, based on the following options:

_____ TO DO PASS;
_____ TO NOT PASS;
_____ TO REPORT OUT ONLY;
_____ TO ABSTAIN;
_____ TO PLACE IN INACTIVE FILE.

Please submit your response **ASAP**. Your responses will be logged into the Committee Vote Sheet for **Bill No. 125-38 (COR), As Amended**. Should you have any questions, please do not hesitate to contact our office.

Si Yu'os Ma'åse,

Create a Great Day!

Senator Telo T. Taitague

38th Guam Legislature

Chairperson

Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement

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Committee Report on Bill No. 125-38 (COR) As Amended_Routing.pdf

11188K

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

25 June 2025 at 08:51

To: Senator Telo Taitague <senatortelot@gmail.com>

Cc: Senator Therese Terlaje <senatorterlajeguam@gmail.com>, "Speaker Frank Blas, Jr."

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

Office of Senator Sabina Perez <office.senatorperez@guamlegislature.gov>, senatortelot.charissa@gmail.com, Rowena Fejeran <senatortelot.rowena@gmail.com>, Isah Peredo <senatortelot.isah@gmail.com>, senatortelot.alana@gmail.com

To report out only.

[Quoted text hidden]



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

25 June 2025 at 10:16

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

Cc: Senator Telo Taitague <senatortelot@gmail.com>, Senator Therese Terlaje <senatorterlajeguam@gmail.com>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Office of Senator Sabina Perez

<office.senatorperez@guamlegislature.gov>, senatortelot.charissa@gmail.com, Rowena Fejeran

<senatortelot.rowena@gmail.com>, Isah Peredo <senatortelot.isah@gmail.com>, senatortelot.alana@gmail.com

To Do Pass

Speaker, Frank F. Blas, Jr.

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[Quoted text hidden]

Senator Therese M. Terlaje <senatorterlajeguam@gmail.com>

25 June 2025 at 11:23

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

Cc: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, Senator Telo Taitague <senatortelot@gmail.com>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Office of Senator Sabina Perez <office.senatorperez@guamlegislature.gov>, senatortelot.charissa@gmail.com, Rowena Fejeran <senatortelot.rowena@gmail.com>, Isah Peredo <senatortelot.isah@gmail.com>, senatortelot.alana@gmail.com

To Report Out Only.

Thank you,
TMT

[Quoted text hidden]



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COMMITTEE REPORT DIGEST

I. OVERVIEW

Bill No. 125-38 (COR) was introduced on Thursday, May 1, 2025, by Senator Shawn Gumataotao, and was referred by the Committee on Rules to the Committee on *Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement*, on Monday, May 5, 2025. The Committee convened a public hearing on Wednesday, June 11, 2025 at 9:00 a.m. in the Guam Congress Building, Public Hearing Room.

Public Notice Requirement:

In Compliance with Open Government Law, a five (5) day public notice of this hearing was published on Wednesday, June 4, 2025, and a forty-eight (48) hour notice was published on Monday, June 9, 2025, on KUAM-TV and on the Guam Public Notice Website. Notices were also sent to all senators, and all main media broadcasting outlets via email on the same dates.

Senators Present:

Senator Telo Taitague, Chairperson
Senator Shawn Gumataotao
Senator Tina Rose Muña Barnes
Senator Chris Barnett

Appearing Before the Senate Panel:

Marie Lizama, Director, Department of Revenue & Taxation (DRT)
Vince Arriola, Director, Department of Public Works
Fernando Esteves, Deputy Director, Guam Housing and Urban Renewal Authority (GHURA)
Christopher Felix, Member, Guam Association of Realtors (GAR)

Written Testimony Submitted:

Vince Arriola, Director, Department of Public Works

Monty McDowell, Chairman & Louisa Cabuhat, President, Guam Association of Realtors (GAR)

II. SUMMARY OF TESTIMONY & DISCUSSION

The Public Hearing was Called-to-Order at 10:08am. Bill No.125-38 (COR) - "AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM," was the third item on the agenda.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: We will now move over to new, move to the next bill on the agenda, which is Bill 125-38 (COR). This is introduced by Senator Shawn Gumataotao. It's AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM. And at this time, I would like to turn over the microphone to Senator Gumataotao, the author of the legislation. You're recognized, sir.

SENATOR SHAWN GUMATAOTAO: Thank you so very much, Madam Chair, for allowing me this time to introduce Bill 125-38 (COR), which if approved will help alleviate Guam's housing shortage by creating opportunities for property owners to rent out their residential units under the authority of a temporary business license. With the help of the Guam Association of Realtors, I drafted Bill 125 with the intent of helping to expand the housing inventory in Guam through the creation of a temporary business license. Madam Chair, while it has been brought to my attention that property owners may be interested in having Bill 125 extend to room rentals, the bill as drafted focuses on residential units. If approved, Bill 125 allows a residential unit, such as a single-family home or apartment or condominium unit to be rented out if the property meets inspection requirements established by a Certified Home Inspector licensed by the Government of Guam.

A Certified Home Inspector means an individual who is certified by the International Association of Certified Home Inspectors or another similar certifying authority recognized by the government of Guam.



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Madam Chair, Bill 125 mandates a residential unit to meet the inspection requirements established by a Certified Home Inspector, including those related but are not limited to electrical, plumbing, heating, ventilation and air conditioning or HVAC, environmental security and egress, and the exterior condition of the residential dwelling. On the recommendation of the GAR, Bill 125 requires that a copy of the certification of suitability for occupancy issued by a Certified Home Inspector be provided to the Guam Department of Revenue and Taxation. Property owners will be given up to one year to complete any pending business license requirements. Madam Chair, Bill 125 recognizes that based on information made available by the Guam Housing and Urban Renewal Authority and the real estate industry leaders, that Guam faces a demand for 998 additional housing units driven by population growth, pent-up demand, and hidden homelessness.

At a Society of American Military Engineers Guam Post Forum held in November of 2024, Cornerstone Valuation Guam, Inc. told those in attendance that what used to be \$213,600 for that home costs \$420,000 in today's dollars. GHURA has stated publicly that outside of housing supply and demand issues, the overseas housing allowance provided to military service members is artificially inflating the cost of housing in Guam. According to a Pacific Island Times report in December of 2024, Guam's apartment units, especially those targeting local residents, are at near full capacity. And the lack of new housing supply has pushed rental rates for a basic two-bedroom unit to around \$1,250 a month. While military subsidized tenants pay an average of \$2,450 a month for similar units.

Madam Chair, further complicating Guam's housing inventory is the lack of available units for the thousands of H2B workers who are required for civilian and US Department of Defense construction projects. According to the Guam Department of Labor, during a recent public hearing on legislation related to the Manpower Development Fund, as of May 2025, GDOL received approval for 9,000 H2B workers, but only 4,913 were available for construction projects due to a limited inventory of workforce housing in Guam.

Madam Chair, Bill 125 provides an option for property owners to rent out their homes, a decision that comes with responsibilities that are no less important than those tied to a non-temporary business license. The bill provides that if a residential unit is found in violation of any of Guam's real property use laws or any health and safety regulations after a temporary business license is issued, the temporary business license shall be immediately revoked. All provisions in Guam law relating to fair housing and taxes, including income taxes, property

taxes, gross receipts taxes, insurance, and rentals, would apply to temporary business licenses. And the government of Guam shall not be held liable for any injury, death, or legal or financial obligation arising from a rental unit temporarily licensed under the proposed law. Madam Chair, Bill 125 is a responsible proposal to help increase housing inventory across our island. Through this bill, property owners will be able to generate much needed income by providing other families with safe and affordable housing options. *Si Yu'os ma'åse*, Madam Chair, for the opportunity open on this bill, and I look forward to the discussion today.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: You're very welcome, Senator Gumataotao, and all those here to testify on Bill 125-38, please come forward and take a seat at the table. In the meantime, while that is being conducted, we received a fiscal note from BBMR on May 6, 2025. And in the comments made, while the Bureau recognized this proposed legislation will have an impact on the revenues collected and expenditure of DRT, absent permanent information from DRT to include:

- (a) the potential number of temporary business licenses that will be issued,
- (b) the potential additional revenues to be generated from the issuance of such temporary business licenses, and
- (c) the cost breakdown of additional resources the DRT will need to implement the proposed legislation if enacted,

The Bureau cannot determine an approximate fiscal impact at this time. The bill was also given to our legal counsel and reviewed by them with no recommendation, changes, or amendments at this time. The invitations were sent out to the Department of Revenue and Taxation, Department of Public Works, Guam Housing Urban Renewal Authority, Guam Housing, and the Association of Realtors. However, we did receive testimony from Guam Housing stating that they have no they have no what's the word? They don't have any meat in this at all, meat in this game. So, they did not provide anything at this time. However, I do recommend that Rev & Tax, based on the fiscal note received by BBMR that information A, B and C will be provided to the Committee along with your written testimony. I believe there was no written testimony provided at this time. Oral testimony. However, I appreciate that after the hearing, you can combine all the comments that are being made as well as the questions and incorporate that in a written testimony to be provided to the committee chair. I appreciate that. And at this time, please identify who you are. speak directly into the microphone before you begin your testimony. Director, you are recognized. Marie, you're recognized.

MARIE LIZAMA, DIRECTOR, DEPARTMENT OF REVENUE & TAXATION (DRT):

Again, *bueñas*, everyone my name is Marie Lizama, I am the Director of the Department of Revenue and Taxation. And typically, DRT is really just at the end part of the process right.



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We issue the license after all clearances have been made and we appreciate that the bill's author you know acknowledges certain parts in there with regard to tax and you know because that's typically a huge hurdle, you know, for a lot of these applicants who seek a first-time license or perhaps a renewal of such a license. So, we do appreciate that. We initially just took the bill and kind of went through that and then we discovered okay but and that's assuming that the person or the applicant does not have an issue with taxes with outstanding taxes. So, some of the things that we did we did come up with you know and first and foremost after we had done this exercise, we said you know wait a minute if the delay is really at the inspection site, then perhaps it would be easier if the certified housing inspectors would be willing to kind of be part of DPW's process.

You know, again simply because we're typically the end you know we're at the end of the process. We're the ones that just issue the license upon clearances having been given. So, with regard to that and I have to say that the staff did not initially find that there would be a significant fiscal impact with regard to the bill. That's really just because we're indicating temporary on the license and nonrenewable you know and so forth. And I'm just going to highlight some of the comments that arose from that discussion. Perhaps so and again assuming that we're going to end up, you know with the certified housing inspectors and so forth I will go right on into what we kind of went through with regard to the bill. But one thing that kind of just really pops out at us is the fact that when the temporary business license, you know, there's that per that one-year period. If they don't meet the provisions or the requirements for a permanent business license. You know, we would like for you to include language to make it clear that once the temporary business license expires that it's permanent and the owner may not receive yet another temporary business license for the same unit.

Instead, the owner would have to commence the process to apply for a permanent business license and meet those requirements. Otherwise, we feel that the owners may abuse the system and keep applying for these temporary business licenses. So, if we could get language in there that would actually specify that, we feel that would be good. The other thing and some of these things are really just again it hails back- these hails back to the inspections and you know we just while that may be something Director Arriola can talk to, we just feel that you know there may be an issue with standards not being uniform and so that is what we have here. We actually prefer that the word "shall" be changed to "may" and while it's not shall certainly work, we just prefer the flexibility and protection that the discretionary word "may" provide.

And so, I think the only other thing really, okay so with regard to revoking a temporary or the temporary business license it's not clear to us who's supposed to report that to DRT. Is it the owner? Is it the, you know the regulating agency? And also, it's not clear if there's an appeal for this immediate revocation. would that be the same as that of a permanent business license? So that's just some of the things that have arisen from our or that arose from our discussion. Okay. So again, I will organize these discussion points and submit them in written form. Okay.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Thank you director. Director Arriola.
VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Thank you. Good morning, Senator Madame Chair and members of the committee. My name is Vince Arriola, I'm the Director at the Department of Public Works. I write in support of Bill No. 125-38, which calls for a temporary business license for residential units that meet certain inspection requirements and approved by a certified home inspector licensed by the government of Guam. While the business license portion of the bill is the responsibility of the department of revenue and taxation, our agency DPW will be responsible for inspecting the resident residential unit. The bill also calls for DPW inspectors to be certified by the international association of certified home inspectors, international. My understanding is that certification by interning courses and exams. Currently, none of our inspectors are internationally certified. So, if this bill becomes enacted as written, our inspectors will have to take the internationally online courses to earn a home inspection certification. Our six inspectors that we currently have on staff have many years of experience from 8 years to 40 years. They've received training in the international building code and specific disciplines such as residential, structure, plumbing, electrical, and architecture. They've also been trained in commercial plan reading, understanding, and comprehension. Conceptually, the agency supports the intent of Bill 125, and we look forward to assisting the committee in moving it forward. Thank you for the opportunity to testify in support of the bill and I'm available to answer any questions hopefully.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Thank you, director. Former Senator Esteves, you are recognized. And you're actually the deputy of GHURA, correct?

FERNANDO ESTEVES, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Yes.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Okay.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): *Håfa adai* Madam Chair, Fernando Esteves, Deputy



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Director of the Guam Housing and Urban Renewal Authority. I oversee the housing programs of the agency. We're not testifying in support or opposition to the bill. It doesn't necessarily impact GHURA in a direct way but we do appreciate the sponsor removing a previously objectionable portion of the bill, which would imply that GHURA does pre-inspections, which we don't. So, we're appreciative of that. Though we don't have enough data... We don't have—we don't keep that data with landlords as to the degree of difficulty in receiving a business license. I mean, we're still able to lease up pretty high on our vouchers. So, we don't know that there's a problem. We're not saying that there isn't. So, we're neutral with that. We do have somewhat of an operational, which may be an operational concern on our end. So, normally when somebody's going to be leasing to a Section 8 tenant, they've already, you know, one of the things we verify is the business license.

We don't distinguish what kind of license it is. If they are legally licensed to operate, we honor that. So, whether that's a temporary license or you know going through the full business license process. So, we don't have an objection to that. The concern is that if they're temporarily licensed and they don't get their full license, and we find out when we do the compliance check, if payments were made to that landlord, we're going to have to recoup and it could ultimately result with us taking them to court if they don't have money to pay. I can't speak to the landlord's ability to pay at that point in time. All I can speak to is the limited legal capacity we have to bring those civil cases to it. We only have one attorney and so that could really bog down operational capacity. Again, you know, it's just forecasting a potential. It doesn't mean that it's going to happen. We just want to try to be thorough and due diligence is understanding potential impact. But at this time, we're not opposed to the measure at all, subject to your questions.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Thank you Deputy Director also and testimony wasn't submitted by you as well. So, if we can also get written testimony, the comments that you made today and some of the questions that may prevail here, that you can incorporate that in there. So, you can answer them and put it in writing. I appreciate it.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Yes.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Okay. Thank you so much. Appreciate it. My good friend Felix, you are, Chris Felix, you are recognized at this time.

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): Thank you Chair. I'm Christopher Felix, member of the Guam Association of Realtors and speaking on behalf of them and myself personally, I'd like to thank the Chair, Senator Gumataotao, very much for this bill, and the other senators, Chris, Tina. I think we have a problem. We support the intent of this bill very much. We begged for this bill, but we have a problem with this inspector clause in section. You know, the Director, Vince, thinks that this bill is referring to his people and we are thinking that this section of the bill for inspectors deals with third-party inspectors that we have to get it inspected by a third party, if we don't have it inspected by public works. That was our interpretation of this bill. So, that should relieve, if I'm correct, then you're off the hook, but I'm still on it. This started with, when you apply for a business license for a rental, if you just give me a minute, you have to get the house inspected by Public Works and then by the fire department. Unfortunately, sometimes this can take quite a while.

You apply; I buy a condo. This happened to me personally. I bought a condo at Ladera Condominium. I went in and applied for my license because you have to have that to rent it out to anyone basically nowadays, especially military or Guam housing. So, I applied. They said, "Well, we have to inspect." And I said, "Okay, public works, when can you inspect it?" "Oh, about 40 days from now. And I said, "Okay." So, we scheduled it. The inspection didn't happen. They didn't show. We had to reinspect. Took another 20, 30 days. We got it inspected and approved and the fire department came out and walked through the building. It took me three months to get a business license. During those three months, I technically could not and I couldn't because it's more of a military, but I couldn't rent the unit. I couldn't, without the rent, I couldn't pay gross receipt tax. I lost. You lost. The government, everybody lost on this bit on this thing. So, what we came up with was the idea of I buy the unit, I walk into public works, I get boom, a business license for one year, up to one year. During that year, I have to go through these inspections, which we don't mind at all. I mean, they're good inspections, but if I have to now go and hire a certified home inspector, first of all, I don't know of any. There are home inspectors, but they're not certified. I'm not aware of any certified. So, that's going to cost me \$500, \$600, you know. I was hoping what we could do. The current Landlord Tenant Act of Guam, the law states that the units must be in habitable, safe, and secure condition. It's already there. We already have a law that forces that condo, that rental to meet that requirement.

So, our hope would be a self-certification that we would walk in with a letter saying we own this unit. Here's our deed and we certify that the unit is habitable and meets all codes and conditions of the government of Guam. And that is satisfactory for that term while we apply. You know, I don't intend to wait a year when I buy some. I'm going to go right back in. I just want my license as quickly as I can so I can rent it out as quickly as I can. I don't know how to handle the Section 8 problem.



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Hopefully we can work that out or you just don't issue it at the end of that license or don't pay us, you know, if we don't come back with a replacement. The other section- you have the down in page three the bottom of C you have the zones it is allowed. You're missing the M1 Zone. M1 Zone allows for residential unfortunately. So, there's a lot of apartments and condominiums in the M1 Zone. So, you need to add that or you're going to get into a problem, you know. Like in Harmon, you have a lot of apartments in there and they're not going to meet this law requirement. So, if you could add M1, that would solve that problem. So, we the Guam Association of Realtors, thank you so much for this bill and hope you'll consider the changes we've suggested in order to make the intent of what we wanted flow better. Thank you so much.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: You're very welcome, Mr. Felix. And at this time, I'd like to open the questioning up to the author of the legislation, Senator Gumataotao. You're recognized.

SENATOR SHAWN GUMATAOTAO: Thank you, Madam Chair. And again, thank you to the panel for being with us today. I do appreciate the input from Rev & Tax. Again, when we think about temporary licenses, I think that the idea of kind of cutting it off like a you know, it's once that's it. It seems very reasonable. Then it's not ambiguous. It's just you have 12 months, do it. If not, you can't, you can't get a license. And I think we just have to be a little bit harder, especially if it's only temporary. So, I agree with you. In terms of public works, I think you might have found a new industry even though there are three certified, if I can say there are in Guam today there are three certified home inspectors on Guam. So yeah, which is great. but if you're willing to take up one, that's fine, too. But again, it allows a little bit more flexibility for some of these homeowners who can go to these guys. And I don't know the amount, Chris. I think you might be more right than anything, but there's a chance for some maybe perhaps revenue.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Yes, if I could speak to that. I was not aware of that, that there were three certified inspectors and yeah, that's great news at least for the department. I wouldn't mind because the way I read it, obviously, we read the bill was obviously different from the way Chris read the bill, perhaps the way you authored it but if there are certified InterNACHI inspectors out there and maybe we could put

something in the bill that whether this goes through or not even just for regular inspections have them you know certified as an arm of...

SENATOR SHAWN GUMATAOTAO: You're just expanding, you're expanding the economy there which is good but I mean but I would have to dig in it deep. But yeah, I mean, if there's an effort by DPW that would like to try to, you know, do this, it doesn't seem like...

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): We could use all the help we could get.

SENATOR SHAWN GUMATAOTAO: Absolutely. I'm good with that. I'll get to you in a second, Fernando. That's on DPW. So, for your side, I do appreciate the input. I know that for much of the I think the only thing that was my question was when we talk about licensing there must be a HUD rule that says you know either delineates certain types of licensures but I'm hoping that GHURA can help us with the at least the HUD rule if there's anything that we can add so we don't so make it more specific.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN

RENEWAL AUTHORITY (GHURA): There's not a specific rule. I mean so long as if Guam says they're licensed to do business as a rental operator, that's, we meet that HUD rule. So, the way we check that is, are you licensed to do business on Guam. So, whether it's a temporary license or a regular license, we don't apply any distinction with that provided it's you know not to sell popcorn. Right.

SENATOR SHAWN GUMATAOTAO: Right and I think your when it comes to the temporary license and any litigation, I mean we're not foreseeing that at this point, but you make really valid points on compliance and I was going to go to Chris. I think that your addition to the M1, I think that's doable. I think we can add that to the markup. And again, you're absolutely correct. It is a third party. would not be someone that's government listed. But there are three which is good because maybe there's others that are watching this program or watching the YouTube channel and thus, they'll look at the committee report. They might want to go get a new license and expand that industry. But g -ahead Chris, I was going to...

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): Well just in response to GHURA also you know not the same you're going to run the same problem when a renter when a business license he doesn't renew his license annually. You have the same problem. So, I don't think this law would affect you really in any additional way. When the license expires, if you don't renew it, you're, you gotta cut them off.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN
RENEWAL AUTHORITY (GHURA): Yeah. Same standard. Yes. Applies.



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SENATOR SHAWN GUMATAOTAO: And again, I do appreciate your collective input today. And Madam Chair, that's all the questions I have. I kind of defer back to the committee. Thank you again.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: You're very welcome.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): If I may make a comment on the third party.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Sure.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): So, we actually spoke on this in our housing summit and this was one of the recommendations we we've made to better support housing and move streamline things, is to allow for third party inspections. This is pretty much the common practice in most jurisdictions. You know, there are certain protections that the legislature put in place. What are the certification requirements to have somebody inspect on behalf of the government of Guam? You could have warranties and bonding requirements for the third-party inspectors, right? Whether they're doing fire inspections or housing or physical inspection.

SENATOR SHAWN GUMATAOTAO: Don't make it so hard. Don't make it so hard.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Well, you know, something to protect the interest, but I just want to point out one thing is we do this. There is actually a situation in Guam that's very common where third parties do inspections on behalf of the government of Guam and those are the safety inspections of our vehicles. Right? There's no way Rev & Tax can do it. They already licensed that to or authorize in law a third-party inspector to do that on behalf of the government of Guam. And so, you know it's not a new model but you know, I know it's not necessarily germane to the bill but if then the intent or the issue is the length of time with inspections and capacity then maybe there should be consideration to just make that itself not as an industry but a pathway forward to resolve two issues two birds with one stone. Obviously, we would support it. We have pushed that since the housing summit but that would be up to the legislature and bodies to determine how that would actually work. On

GHURA's end, we have our own mandated inspection we need to do before we can even authorize funds to be spent and we utilize the Inspire standard or actually section 8 will be moving, transitioning to the inspire standard mandated by HUD. But something to consider.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Thank you. Chris Felix, you are recognized. Go ahead. I know you have a comment.

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): Just one comment. I have a fear that if you go with these certified inspectors, if you've ever had one done on your house, we've lost a lot of sales from these certified inspectors coming in. They give you like a 30-page document. I mean, they just rip the place apart. I mean, you know, they go way beyond GHURA or military inspection standards. Way beyond that. And I know it's just not needed or required. You know that we need to meet the landlord tenant act as far as the condition and not these long and again the expense of it but it's your call senator. Thank you.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Okay thank you so much. Senator Barnes you're recognized.

SENATOR TINA ROSE MUNA BARNES: *Si Yu'os ma'åse* Madam chair you know I support the intent of the bill and I want to thank the author for doing that. also was asking him on the sideline if I could be a part of the sponsorship and there was only one concern that came up while we were doing the analysis of this measure and you know it's the bill states that a temporary business license can be revoked if a unit is found to be in violation of title 21 division 2 or any health or safety regulations. And the concern that came up was if the unit is occupied and the temporary license is given and the license gets revoked for whatever reason the tenant might be displaced. So, what happens to the tenant if the business license is revoked based on that? And you know I told the constituent that when you look at this measure and you support the intent is I will if I at that public hearing I will approach the question for them. And so that was one of my concerns is if for any reason that happened, what's the recourse? Chris?

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): I mean, would that be, we've had this once in a while. We've had the fire department shut a building down and we've had EPA shut an apartment building down. That's happened in the past. We work with the tenant as their landlord. You work and try to replace and move them and do what you can and then you beg EPA or fire, can I have 30 days, you know, please to fix the problem? You know, we work it out. I've never in 50 years- I've never had to literally throw a tenant out because of a government coming in and restricting. We've always been able to work that out.



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SENATOR TINA ROSE MUNA BARNES: That's real great, Madam Chair. And I think that just based on that concern, you know, and the efforts of moving this bill forward is really important because we it is a government point is a as far as the licenses are concerned, it's making sure that everything is up to par and that and that if there's any concerns, then of course those timelines are implemented or those extensions or what have you. But this measure has come with at least from our perspective from my personal perspective and others who looked at this measure that this is a good measure. So, Madam Chair thank the author and you for holding this measure and having the people listen to it. So, I'm in support. *Saina ma'åse.*

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Thank you Senator Barnes. Senator Barnett you are recognized.

SENATOR CHRIS BARNETT: *Si Yu'os ma'åse* Madam Chair, and thank you to the panel for the testimony. I was just sitting here thinking how bad of a track record the government of Guam has with the word temporary. you know, whether it's a tax increase or our public-school kids going to school in temporary classrooms that have been up for over 20 years. So, I just wanted to share that. I had a chuckle about that. Director Arriola, there seems to be so many different standards that could be applicable, right, for the renters of the island. And I just also want to proffer that I believe I might be the only person renting on this senatorial panel. But so, we have the Inspire standard, we have the baseline statute standard that Mr. Felix had brought up, and then we have this InterNACHI standard. So, can you kind of explain the existing standards maybe in comparison to the certified home inspection standards of InterNACHI and what are the differences?

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Yeah. Yeah. Specifically, Senator, I don't know the standards of international, but I have to imagine as Chris said, it's I have to imagine it's pretty extensive compared to what our inspectors do, say for our home occupancy along with EPA, along with Guam Fire, right? You know, we'll look at all the electrical, make sure it's built as planned. We'll look at fire suppression. We'll look at plumbing, of course, you know, sewer disposal, things of that nature. But I have to imagine, I was reading just a little bit of intern, you know, they look at mold, they look at mildew, they look at patio decks, things of that nature. So, it has to be pretty expensive. And I don't, I hope I don't get into it by saying, but we also handle elevator inspections. And the elevator inspections by law have to be QEI certified quality elevator inspector certified or something

like that. And so that inspection, which is a national inspection, is extremely thorough. It's very thorough. It's very detailed. and you know there's no way around it. But I think if you look in the grand scheme of things, an elevator inspection is a lot more detailed and intense than just a single home inspection.

SENATOR CHRIS BARNETT: Can you speak to the concerns raised by Mr. Felix about I mean anecdotally his scenario where he set an inspection date and then no one showed up and then you know he's saying it took 3 months to get the...

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Yeah, that's a real, that's a huge surprise for me. Knowing Chris as a personal friend, I don't doubt him, you know, so that's certainly first on my agenda. As soon as I get back, we're going to, we'll pull out the records. We'll find out exactly what happened cause that's not my standard either. What I've been accustomed to in our meetings with our staff is we're doing home inspections, condo inspections, we're doing that within two weeks. And I can tell you from, initially, from five, six years ago when I first started, I barely get in calls to see if we can move the inspections up. They're, we're at a good standard. and so, you know, we'll pull the file out and we'll see exactly what happened. We'll fix this.

SENATOR CHRIS BARNETT: Are you short, inspectors?

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): I don't believe we are. Yeah. I think you know I think what's helping even though it's a sad part is as we've been talking about there's a housing shortage. So, construction is down. rentals are down. So, you know a lot of the inspectors we're not our workload isn't as much as it was five six seven years ago.

SENATOR CHRIS BARNETT: Yeah, cause in looking at the bill, I have to say like I initially supported the intent and then, you know, just based on Deputy Estis' testimony and based on your testimony, I'm wondering now just how significant this issue with obtaining the licenses and the inspections really is. And I and I hope that this isn't a thinly veiled attempt by entities on our island to circumvent, you know, regulatory processes. And that's kind of what I worried about is it kind of seems like this bill is going to farm out your role as a regulatory agency to private inspectors who already have this certification that's mentioned in the bill, which I think is a little interesting.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Yeah. You know, Senator, as they always say, the devils in the details, right? So, right. I don't know the details with InterNACHI yet, but I will, we will dig into this and see. I'd love to see what their



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standards and what their requirements are for inspection cause that's the details. That's the stuff you got to do.

SENATOR CHRIS BARNETT: Right, and I think the details also show that there are a few people who already have this certification who may or may not have been involved in the crafting of this bill who may or may not be watching this hearing and you know kind of like, all right it's good to go.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Right.

SENATOR CHRIS BARNETT: So yeah, that's my issue is so many times in our government, we set these standards and these rules and these regulations and then it becomes this race to let's never mind, let's circumvent those because we got to hurry, hurry, hurry. And I know that we've I mean this Administration has tried to tackle the issue with the permitting delays. I mean going back to probably 2021-2022 when they appointed then special assistant former governor Carl Gutierrez as the permit czar. And so, it's frustrating to hear that you know according to some there are these delays but according to you they don't they don't exist. So, I wanted to ask Deputy Esteves, you mentioned the inspire standard and so just kind of like to follow up on the question I asked Director Arriola what are some of the differences between these kinds of different standards that we're talking about here today?

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Sure. So, the inspire standard is being adopted by HUD. That's the national standard for the physical inspection of real estate. That's more of a kind, it's more similar to what you would need for the occupancy permit to ensure that housing is safe, sanitary, and decent. The inspection that's in the bill and it didn't click to me at first that Mr. Felix has brought up is a very and that goes well beyond any inspection we do. And that's generally intended for warranty claims, insurance, you know, purchases, right? If you want to make sure that before you purchase the home, that's like, you know, you want to talk about a thousand-point test or something, that's what that's really meant for. If it's just to make sure that it's in good working condition, annotate things that need to be repaired, make sure it's safe, sanitary, decent, that would actually be something like Inspire. And there may be a couple of there used to be the USP or USPCS and there are a couple different standards out there, but I believe the predominant one for that baseline inspection is going to be the Inspire standard. So, there are a couple different ones. I myself like my housing, my maintenance staff

and housing inspectors went through the training and became certified in Inspire. So, it's still pretty thorough. It's going to make sure that the unit is good for people to move in. But it didn't really click to me again until Mr. Felix brought up that certain National Home Inspector Certification is not really intended for this type of process. It is pretty intensive. again, it didn't click because that's not of a concern to us because we have to follow HUD standards for inspection regardless. But that is the key difference. One is not really kind of meant for the moving in of tenants.

SENATOR CHRIS BARNETT: Can you expand a little more in your comments about the liability and the potential for litigation and the repayment recouping of funds?

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN

RENEWAL AUTHORITY (GHURA): Yes. So, there's about a 2-year recertification. So, it's bi-annual and where, you know, they'll, everyone will need to submit all their documents again. If they're staying in the same unit, the landlord will have to resubmit, the tenant's going to have to resubmit. We have to check everything again. There is a requirement in both our contract with the landlord and our contract with the tenant that should there be any change, they're supposed to notify us immediately. Now, does that always happen? It doesn't. Now, if there's a situation, and it happens with both the tenant and the landlord, if there's a situation in which, let's say, the license lapses, right, and we may not find out till recertification because they didn't let us know. then, you know, we're going to catch that and then we're going to ask them to repay. We'll give a couple demand notices and if not, we're taking them to court. And then, you know, if we're in court because they violated a provision, they may never be a HUD landlord again. You know, could be inadvertent. Again, that's very speculative. I want to be fair when I say that. But we also just, you know, want to put that out there as well. Our hope is that landlords are meeting their responsibilities and I'm sure most are going to utilize this, you know, to the benefit because, you know, they won't want to collect the rent from GHURA, right? and they're generally not interested in violating provisions with us, but there is the possibility of that happening for sure and you know we could see that. Yeah.

SENATOR CHRIS BARNETT: Thank you. Thank you, Mr. or Deputy Esteves. Director Lizama, what about staffing and relative to enforcement monitoring of this program if this bill should pass?

MARIE LIZAMA, DIRECTOR, DEPARTMENT OF REVENUE & TAXATION (DRT): So again, so we are typically just at the end of that process right where we issue the business licenses and the staff feel that you know there wouldn't be much of a fiscal impact simply because you're really just putting in the word "temporary," your favorite word and you know nonrenewable you know or and so forth. So, we don't really see any change with regard to that. Now if you do pass on the part as I mentioned earlier the inspection part really should



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rest with DPW then I think there's nothing really that changes for us in this whole process and I think that's what the author meant. Yeah.

SENATOR CHRIS BARNETT: Do you do any other temporary business licenses?

MARIE LIZAMA, DIRECTOR, DEPARTMENT OF REVENUE & TAXATION (DRT): No, we don't. Yeah. Oh, I'm sorry. Yeah, I'm still thinking.

SENATOR CHRIS BARNETT: It's a little different. I'm only asking because I know that in the prior term, there had been a measure with temporary business licenses that I want to say DRT had opposed.

MARIE LIZAMA, DIRECTOR, DEPARTMENT OF REVENUE & TAXATION (DRT): Yeah, because typically when we issue the licenses, right, they're good for a year and then when you and they're renewed on an annual basis. So hence the need for you knows if we issue a license, we issue a license and so we make you know if the person does not meet the requirements upon the date that they're supposed to renew then we simply don't renew.

SENATOR CHRIS BARNETT: Okay. Can you tell the committee how many or if you have knowledge of how many licensed certified home inspectors there are on the island?

MARIE LIZAMA, DIRECTOR, DEPARTMENT OF REVENUE & TAXATION (DRT): I don't have that information on me.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): I wouldn't know either.

SENATOR CHRIS BARNETT: Thank you, Madam Chair, for the opportunity to ask questions on the bill. And again, Director Lizama and Deputy Esteves, and thank you, Mr. Felix, for your testimony. If you could provide your comments in some form of writing, you know, whether it's to copy the transcript or send a letter. I look forward to entertaining those and making sure that we vet the measure in the committee during the markup meeting. So, *si Yu'os ma'åse*, thank you, Madam Chair.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: You're very welcome, Senator Barnett. You know, I too, Maire, I was looking at these individuals, the third-party inspectors. You know, I mean, like many areas in the government of Guam where we fall short, we look to other assistance like, you know, nonprofit organizations to help with the homeless issue that we have and etc. down the line. This is an avenue to provide that type of services to assist the government of Guam. But definitely my concern is about liability. You know, if somebody gets hurt because of an inspection that was done and found out that it was, it violated the inspection. So, the third party would probably be the one that's liable for it. It only makes sense they would be and we have to clarify that as we move forward with this legislation. Also, you know, I was curious when I looked and I found two inspectors. You found three. I'm curious to find yours because one was an Ulloa and one was a Nice that I found that owned these two companies and then I decided to look through the Guam legislature, I mean the Guam Code Annotated to find out if there was any such certification licensing process or standards in Guam law you know to provide this type of licensing. I didn't see any at all.

So, I really would like to hear your comments on that and how maybe these individuals can be correctly certified and have it codified that they're inspectors and of course follow some guidelines that DPW also follows, you know, to ensure safety of our public. And you know, I had the opportunity when I researched this legislation to speak with Peter Trinidad from chief building inspector at DPW. I was hoping he'd be here, but Vinci told me he's off island. I mean, talk about a wealth of knowledge. This individual has been in DPW for over 30 years and of course, hence the building inspector. So, my question is, I know he's not here, but according to the building inspector, building permits inspectors currently perform house rental inspections as part of the business license process.

And the question is, does the establishment of a certified home inspector relieve the government of Guam building officials from conducting inspections on a unit provided by the certified home inspector in case of non-compliance? You know, that's a question that I have as well. And I'm hoping that if you can't answer it to please, you know, YouTube, you can go on YouTube and rewind the tape. You know how it works to listen again to what was that question that was asked by a senator, you know, to answer. Incorporate that please into your testimony. My concern tune was with regards to military inspections. The majority of these homes that are out, you know, for military use, will they be, will it be acceptable to them, you know, to because we know that they come in after the government of Guam comes in and does their inspection, then the military comes in. I'd like to hear from them as well. Call them and have my office reach out to them if they find any concerns at all, you know, so that would be, you know, we cover that angle so that there's no problems there.

And we talked about HUD. There are guidelines in HUD that they have to follow. This is not government funds. This is federal funds. And if there's anything, please write that in put that



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in writing so that if we move forward to this that we're not violating any type of federal guidelines or rules and regulations. The other question I had was whether we got the military buildup. Well, you know, I just recently had a friend who needed her apartment because she was renting it out, inspected from fire and DPW and she, you know, she was just traveling back to Guam to get this done and it was done like in a week. You know, fire came in like two days after she, you know, asked for it and then DBW was really good about coming in and inspecting and then she flew off again, you know, but I don't see any issues, but I would like to see your findings at the office. How long does it take you know for the longest it would take for someone to get inspected? And then I will be reaching out to the Guam Fire Department asking the same question.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): We have tracking

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Yeah. Okay. So, we can get that information. Okay. As well, we talked about the liability. I'm really concerned about liability, you know, with regard to the third-party coming in. Are we going to require that they have a certain bond, you know, that they have to fulfill if in the case somebody gets hurt that they're able to, you know, comply with that? So, like most contractors, you know, anytime you ring them, they have to have some kind of bondage I mean, Fernando, what's the correct language for that? When they have to, a contractor needs to have some kind of bonding, right?

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Bonded, insured,

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Insured, yeah...

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Any you know, it would be up to the legislature on how they like to protect the interest.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: I think that's very important. I think through Guam Code Annotated if we had these guidelines on issuances of license you know then it follows a protective guideline for the consumer you know as well as the business person. So, I'm looking forward to Marie's comments regarding that type of issuance of license.

My question too is who will draw up and approve the contract to be provided for this issuance of inspections temporary expense in inspections. So, in event there are any issues with complying for a temporary business license what are the qualifications who's going to write that up? You know, is it automatic just to give it to them or you know we have to look into that. So, if there's any recommendations on how we do it currently for business license to provide in the temporary one on what is required is it going to be the same type of requirement etc. down the line. Then it was brought up by DPW, appreciate your comments regarding the certification in the intern, how do you pronounce that, Vince?

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): I pronounce it InterNACHI.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: InterNACHI. Yeah, InterNACHI sounds about right. So, I'm looking forward to that. Like you said earlier, I understand about elevators, you know, the inspectors for elevators and they have to comply with the certain certifications that you can actually only get in the mainland. You know, I've dealt with that with you on elevators. Major issue. I think Chris Felix's too. We've had only one individual coming here to do inspections. Thank God. I think we got two now. How do we? Oh, we're still down to one. Talk about growing business. If anybody's listening to YouTube, that's the business you need to get into. You know, I don't know how many elevators that we've had to deal with. There's, you know, that breaks down and everyone's and this is for people, *Manamko'* who have issues going upstairs, you know. I mean, we saw what happened at the Guam GCIC building. What happened there? So yeah, if there's a business to get into, it's elevator inspecting, right?

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): I understand there's two individuals that are seeking certification.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: I heard that four years ago. Seriously,

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): I just heard that recently, so.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: I heard that four years ago and they still haven't got it. So, let's encourage them, Vince. Okay. Because there's a lot of elevators here and a lot of people with disabilities who really rely on those elevators. So other than that, some good great concerns, but the legislation I think u is going to assist much of the issues we have in and especially when it comes to you know rentals and homes to get them out up and going. But I think public safety is first and foremost the safety of the people that we rely on to provide those inspections that are done for their sake. Did you have something else to say?



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VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Yes. Senator just for clarification I think if we could I strongly recommend that we define the term "residential unit." Is that a single-family home? Is it at an apartment? Is it a condo? So on and so forth. because if this does go through, that's the first thing they're going to say once we step at their, once we arrive at their doorstep or they come in for a temporary business license. And you know, they're going to say, "No, I'm not. I don't fall under that definition. What's the definition of a residential unit?" Yeah, we can accurately define that. I think that that'd go a long way.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Okay. Is that already defined in Guam?

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): It is defined in the landlord tenant protection act and I think it's pretty consistent. It's called a dwelling unit, but you could just adopt Yeah, adopt that same definition.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Yeah.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Or at least refer to it.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): Refer to it.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Refer to it.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Okay, and of course, incorporate that in your testimony, your written testimony, Vince.

VINCE ARRIOLA, DIRECTOR, DEPARTMENT OF PUBLIC WORKS (DPW): Okay.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Hopefully we'll get this within 5 days. Okay. I'm asking the panel please before I turn it over to Senator Gumataotao.

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): Sorry just one comment. I've also heard the inspections are faster. But as the Director said, right now there's less buildings, less this times. You know I've been here many years and what is easy today can be hard tomorrow. So, I'm just saying I think this bill is important. If not for today, then maybe for tomorrow. So, I hope you'll consider passing no matter and you know, if it only takes a week or two, I'll go that route. But if I have an option, if it doesn't take that, I'll have an option to fall into. And I think it's good for Guam and it won't hurt anything to have this bill as a backup. Thank you.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: You're welcome. Also, Vince, can you also come into some kind of or even Rev & Tax the cost of what a home inspector would normally charge? I mean, I don't know half what that would be. \$500 Oh, okay. Go ahead, Chris. Can you Okay.

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): \$500 is the last one I had. Yeah. You again, you do that when you're buying a house. You really want it protected and that's \$500.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: So, some homes, in other words, Chris, some homes would actually hire this inspector, this third party, you know, not the government of Guam, come in, inspect the home, and then call in DPW. Is that what they do?

CHRISTOPHER FELIX, MEMBER, GUAM ASSOCIATION OF REALTORS (GAR): No, the buyers who are buying a house will have will hire the inspector to inspect the house to make sure he's buying what he thinks he's buying and there's not something underneath or leak in the roof or electrical or something.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: I'm still in the rental mode. Okay. Thank you so much for that. So, it's around \$500 and let's just see if that's conducive to what the cost is, you know, outside or I don't know if we are required by law to, you know, put a price tag to it. I don't think so. I mean, anyway, I recognize free business. If someone wants to charge \$200, go for it. That's even better, you know. But, other than that, I don't think I have any more questions. Vince, did you anyone else here? Go ahead.

FERNANDO ESTEVES, DEPUTY DIRECTOR, GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA): So, the cost would really depend on the standard. So, if you're doing the National Home Inspector Standard, like for buying a house, \$500's actually pretty cheap, I would say. But if it's something like Inspire or, you know, HQS, it'd be likely something lower, right, because it's not as intensive or involved. But I want to bring up another sample of where we rely on third-party inspectors as surveyors. Surveyors are



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licensed. They go, they do the survey, then they submit it for, you know, evaluation and a sign off. But they're licensed, they have insurance to protect, professional liability insurance is pretty common amongst professionals. It could be one model to look at, but it's not a it's not a new thing in GovGuam or anywhere else to rely on third party experts to provide, you know, measurements and inspections on behalf of the government. But yeah, so I think it just depends on the standard that we want to use for our rental property. And I think that's key. If this is intended to help with rentals, then maybe we should look at an inspection standard that somewhat kind of relies on that, right? So, I just want to throw that out there.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: Okay. And lastly, again, I know I said that twice, but Vince, you know, how you oversee building I mean inspectors for elevators and make sure they're in compliance at all times. I think that's a job that I think DPW should continue to do if this bill should pass and we have these home inspectors, not just, you know, Rev & Tax to have to hold the handle on this one, you know, but I think we can incorporate something where you can keep an eye on these individuals as well. Okay. Other than that, that's all my questions that I have and I will now turn it over for closing, Senator Gumataotao. You're recognized.

SENATOR SHAWN GUMATAOTAO: Thank you, Madam Chair, for this public hearing on Bill 125-38. And I appreciate the feedback that was provided today by the panel. Your all stakeholders. And I am excited about working with the Committee, Madame Chair to incorporate the suggested amendments that would strengthen the bill. I believe in moving forward, my challenge today to the Committee, those that are not in attendance, not a member of the Committee on Economic Investment, I ask and I know they're going to be listening and looking at the transcript. I'm going to ask our senators to provide your input in the coming days as outlined in our rules back to this committee. I'm going to encourage them to send an email to senatortelot@gmail.com with your input and recommended changes to make Bill 125-38 better as many have mentioned on the floor in the last two sessions with other policies that we have addressed since January. Ideas to change any part of the bill works in our process in the Guam Legislature. Your thoughts, if you're against it, work too. Let our voters and our citizens alike be the judge of the level of contribution my colleagues that you all can bring to Bill 125-38.

Madam Chair, Bill 125 was born out of an idea that originated last term and I was watching from the outside, allowing a temporary or a conditional license for all types of businesses. My

understanding is that the earlier legislation intended to help businesses open up before they finalize the tedious business licensing process with the government of Guam, thereby encouraging new upstart companies and strengthening the economy. This is about trying to help build this economy. Bill 125, however, specifically addresses the housing needs of individuals and families across our island. Madam Chair, with our island challenged with a limited number of residential units and rental prices the way they are right now, this legislature must be open to policy ideas like Bill 125 which is developed to increase access for working families to single family homes and apartment and condominiums units across our island. Again, this is an option. This is not a requirement. I'll just state that for the record. This bill would present options, not requirements. I want to thank the Guam Association of Realtors for working with me to develop this proposal and I look forward to partnering with them in the weeks and months ahead on similar measures that would support responsible economic development. With that, Madam Chair, I look forward to the markup process and we'll take into account all the testimony today, the input from you and the other members that were here today and once again work with your committee to push this measure 125 through our legislative process. Thanks again for your time. You're very welcome.

SENATOR TELO T. TAITAGUE, CHAIRPERSON: You're very welcome. Thank you, Senator Gumataotao. And in my committee, I invite all senators to the markup meeting unlike some other senators, but I open it to everyone. So that being said, you know, I appreciate your testimonies to come in within five working days. Okay? Anybody else? My office will continue to accept testimonies from today's hearing and which you can either email it to my office or you can provide it to my office at 238 Archbishop Flores St., Suite 407 at the DNA Building in Hagåtña, or you can send your written testimony to my email at senatortelot@gmail.com. Thank you all for your participation and being here and being patient. I appreciate your time and create a great day. This hearing is concluded.

Public Hearing Adjourned at: 11:12am

III. FINDINGS & RECOMMENDATIONS

The Committee finds that the intent of Bill 125-38 (COR) is to increase housing availability on Guam by allowing the Department of Revenue & Taxation (DRT) to issue temporary business licenses for residential rental units that pass inspection by a Certified Home Inspector licensed by the government. According to the sponsor, the bill is in response to Guam's need for nearly 1,000 more housing units and strain from military housing subsidies and lack of worker accommodations. The bill, as introduced, would apply to residential units such as homes, apartments, and



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condos, and would allow for a one-year temporary license, after which property owners must meet full business license requirements. Key provisions included:

- a. Certification must be issued by an inspector recognized by the International Association of Certified Home Inspectors (InterNACHI) or similar.
- b. Licenses would be revoked if units violate health, safety, or real property laws.
- c. Government is not liable for injury or damages from these units.

During the public hearing on Bill No. 125-38 (COR), stakeholders raised several concerns and made several recommendations:

- The Department of Revenue and Taxation (DRT) emphasized the need to prohibit renewals of temporary licenses for the same unit to prevent abuse, and called for clarity on who reports violations and whether an appeal process exists for revoked licenses.
- The Department of Public Works (DPW) noted that their inspectors are not InterNACHI-certified and highlighted the need for a clearer definition of “residential unit.”
- GHURA cautioned that the InterNACHI inspection requirement is too rigorous compared to HUD’s standards and recommended using HUD’s more practical INSPIRE model.
- The Guam Association of Realtors (GAR) warned that high inspection costs and delays may deter landlord participation and advocated for self-certification and inclusion of M-1 zoning.
- Committee members, including Chair Taitague, called for regulating home inspectors through licensing, bonding, and liability protections. Senator Barnett raised concerns about the bill bypassing regulatory oversight and applying overly strict standards, while Senator Muña Barnes emphasized the need to protect tenants in the event of license revocation. A key recommendation was to include language ensuring compliance with federal housing laws such as the Fair Housing Act, ADA, and Section 504.

A Committee mark-up meeting was held on Friday, June 20, 2025, where all public hearing testimony and Committee recommendations were considered. Bill No. 125-38 (COR) was amended to strengthen safeguards and clarify implementation, as follows:

- Prohibits the renewal of temporary licenses for the same unit, closing potential loopholes identified by DRT.
- Broadens inspection options by allowing inspections to be conducted by either certified third-party inspectors or the Department of Public Works, reducing reliance on costly InterNACHI-certified inspections and aligning more closely with HUD's practical standards such as INSPIRE, as recommended by GHURA.
- To address zoning limitations, the amended bill includes M-1 zones, ensuring more rental units are eligible.
- It also introduces clearer oversight measures, including potential bonding and regulation of inspectors, and encourages agency coordination for enforcement and revocation procedures.
- To strengthen the enforcement and accountability framework within the bill and prevent the abrupt displacement of tenants, the original intent for the immediate revocation of a license upon a finding of violation was amended to add a 14-day compliance period that reasonably reflects the 10-day window in § 48301 of 21 GCA, for a landlord to remedy violations, giving slightly more time, which is within a reasonable and enforceable range. By tying license revocation to a landlord's failure to maintain health and safety standards, the bill complements tenants' rights under § 48301 to live in habitable conditions. By citing § 48301, the bill recognizes that tenants maintain independent statutory remedies, even while the license revocation process is handled administratively by DRT.
- To address concerns raised about the risk of punishing temporary licensees for unavoidable delays to acquiring a full business license, the bill was amended to add reasonable exceptions, recognizing that some circumstances like natural disasters, health emergencies, probate or agency caused delays are beyond the licensee's control. This amendment seeks to protect good-faith actors, encourage voluntary compliance, and support transparent enforcement.
- Most significantly, a new provision was added affirming that nothing in the bill relieves property owners or agencies from complying with federal housing, accessibility, and safety laws, thereby ensuring alignment with the Fair Housing Act, ADA, and Section 504.

The Committee on Economic Investment, Military Buildup, Regional Relations, Technology, Regulatory Affairs, Justice, Elections, and Retirement hereby reports out **Bill No. 125-38 (COR), As Amended- Introduced by Eulogio Shawn Gumataotao – “AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO §**



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70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY, “ with the recommendation To Report Out Only.

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

Bill No. 125-38 (COR)

Introduced by:

Eulogio Shawn Gumataotao 

AN ACT TO ADD A NEW § 70133 AND *RENUMBER* THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that the price and availability of residential units remain a challenge for individuals and families across our island. *I Liheslatura* finds that the average cost of a single-family home in Guam is reported to have doubled over the past 10 years. According to a local media report from November of 2024, at a Society of American Military Engineers Guam Post Forum, Cornerstone Valuation Guam Inc. informed those in attendance that what used to be about \$213,600 for that home costs \$420,000 in today's dollars. Additionally, the Guam Housing and Urban Renewal Authority (GHURA) has stated publicly that outside of housing supply and demand issues, the overseas housing allowance provided to military service members is artificially inflating the cost of housing in Guam. GHURA expects that as of 2025 Guam faces

1 a demand for 9,908 additional housing units, driven by population growth, pent-up
2 demand and hidden homelessness.

3 Through information provided by GHURA regarding housing affordability, *I*
4 *Liheslatura* acknowledges the difficulties that individuals and families continue to
5 face in securing a home, particularly at a time when individuals cannot afford to live
6 independently, and families are unable to find available units for sale or rent within
7 their price range.

8 Accordingly, *I Liheslaturan Guåhan* intends through this Act to expand
9 housing availability in Guam by providing property owners with the option to obtain
10 a temporary business license under certain conditions. If approved, this Act allows
11 a residential unit to be rented if the property meets inspection requirements
12 established by a Certified Home Inspector licensed by the Government of Guam.

13 **Section 2.** A new § 70133 of Chapter 70, Title 11, Guam Code Annotated,
14 is *added* to read:

15 **“§ 70133. Temporary Business License Authorized for**
16 **Residential Units.**

17 (a) Notwithstanding any other provision of law, the Department of
18 Revenue and Taxation shall issue a Temporary Business License for
19 residential units located on an A (Rural Zone), R1 (One-Family Dwelling
20 Zone), R2 (Multiple Dwelling Zone), or C (Commercial Zone) property
21 pursuant to the requirements herein. For the purposes of this Section, a
22 Temporary Business License shall mean and include the permission granted
23 by the Government of Guam, under the authority of the Department of
24 Revenue and Taxation, conferring upon the licensee the right to rent real
25 property for a period not to exceed one (1) year from the date of issuance,
26 which without such authorization and permission would be illegal; it shall

1 also, when the context so requires, mean and include the written evidence of
2 such permission.

3 (1) The property owner or an authorized representative shall
4 provide an affidavit to the Department of Revenue and Taxation
5 declaring that the residential unit will be rented for residential purposes;

6 (2) The residential unit shall meet the inspection requirements
7 established by a Certified Home Inspector licensed by the Government
8 of Guam, including those related, but not limited to, electrical,
9 plumbing, HVAC (Heating, Ventilation and Air Conditioning),
10 environmental, security and egress, and the exterior condition of the
11 residential dwelling. For the purposes of this Section, a Certified Home
12 Inspector means an individual who is certified by the International
13 Association of Certified Home Inspectors (InterNACHI) or another
14 similar certifying authority recognized by the Government of Guam;
15 and,

16 (3) A copy of the Certification of Suitability for Occupancy
17 issued by a Certified Home Inspector must be provided to the
18 Department of Revenue and Taxation.

19 (b) A Temporary Business License shall be valid for a period not to
20 exceed one (1) year from the date of issuance during which time the licensee
21 shall complete all requirements to obtain a business license. Failure to obtain
22 a Guam business license within the validity period of the Temporary Business
23 License shall result in penalties established pursuant to § 70117(b) of this
24 Chapter.

25 (c) A Temporary Business License shall apply only to residential
26 units located on an A (Rural Zone), R1 (One-Family Dwelling Zone), R2
27 (Multiple Dwelling Zone), or C (Commercial Zone) property.

1 (d) The fee for a Temporary Business License shall not be less than
2 the fee charged for a Guam business license for the rental of real property.

3 (e) The Temporary Business License shall mirror information
4 contained in a non-temporary business license issued by the Department of
5 Revenue and Taxation for the rental of real property, provided that the word
6 “TEMPORARY” shall be printed on the Temporary Business License with
7 emphasis.

8 (f) If a residential unit is found in violation of any provision of Title
9 21 GCA Division 2 (Regulation of Real Property Uses) or any health or safety
10 regulations after a Temporary Business License is issued, the Director of
11 Revenue and Taxation shall immediately revoke the Temporary Business
12 License issued pursuant to this Section.

13 (g) Rental agreements executed under this Section are subject to 21
14 GCA Chapter 48, Guam Tenant and Rental Act of 2018, except as may
15 conflict with this Section.

16 (h) All provisions in Guam law relating to fair housing and taxes
17 including, but not limited to, income taxes, property taxes, gross receipts
18 taxes, insurance, and rentals shall apply, except as may conflict with this
19 Section.

20 (i) Notwithstanding any other provision of law, rule, or regulation,
21 the Government of Guam shall not be held liable for any injury, death, or legal
22 or financial obligation arising from a rental agreement authorized pursuant to
23 this Section.

24 ~~§ 70133~~ **§70134.** **Reproduction; Certified Copies and**
25 **Authentication: Fees.**

26 The fees for the reproduction of copies, certified copies and
27 authentication for the following documents shall be as follows:

- 1 (a) Copy of each business license \$ 3.00
2 (b) Certificate of Existence \$10.00
3 (c) Certificate of Good Standing \$25.00
4 (d) Certificate of Exemption \$20.00
5 (e) Fee for an authentication or certification of any documents that
6 are filed with the General Licensing Branch: \$10.00
7 (f) Copy of each page of any other document that is filed with the
8 General Licensing Branch in which the fee for each copy is not
9 provided by law \$1.00
10 (g) Replacement of Corporate Certificate \$25.00
11 (h) Copy of any other compliance, regulatory, enforcement, testing
12 or study guide pamphlet. \$ 5.00”

13 **Section 3. Effective Date.** The provisions of this Act shall be effective upon
14 enactment.

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

Bill No. 125-38 (COR)

As Amended by the Committee on Economic Investment, Military Buildup,
Regional Relations, Technology, Regulatory Affairs, Justice, Elections,
and Retirement

Introduced by:

Eulogio Shawn Gumataotao

**AN ACT TO *ADD* A NEW § 70133 AND *RENUMBER* THE
EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70,
TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO
EXPANDING HOUSING AVAILABILITY BY
AUTHORIZING THE DEPARTMENT OF REVENUE AND
TAXATION TO ISSUE TEMPORARY BUSINESS
LICENSES FOR DWELLING UNITS THAT MEET
INSPECTION REQUIREMENTS ESTABLISHED BY A
CERTIFIED HOME INSPECTOR LICENSED BY THE
GOVERNMENT OF GUAM, OR AN INSPECTOR
CERTIFIED BY THE GUAM HOUSING AND URBAN
RENEWAL AUTHORITY.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that the price and availability of dwelling units remain a challenge for individuals and families across our island. *I Liheslatura* finds that the average cost of a single-family home in Guam is reported to have doubled over the past 10 years. According to a local media report from November of 2024, at a Society of American Military Engineers Guam Post Forum, Cornerstone Valuation Guam Inc. informed those in attendance that what used to be about \$213,600 for that home costs \$420,000 in today's dollars. Additionally, the Guam Housing and Urban Renewal Authority

(GHURA) has stated publicly that outside of housing supply and demand issues, the overseas housing allowance provided to military service members is artificially inflating the cost of housing in Guam. GHURA expects that as of 2025 Guam faces a demand for 9,908 additional housing units, driven by population growth, pent-up demand and hidden homelessness.

Through information provided by GHURA regarding housing affordability, *I Liheslatura* acknowledges the difficulties that individuals and families continue to face in securing a home, particularly at a time when individuals cannot afford to live independently, and families are unable to find available units for sale or rent within their price range.

Accordingly, *I Liheslaturan Guåhan* intends through this Act to expand housing availability in Guam by providing property owners with the option to obtain a temporary business license under certain conditions. If approved, this Act allows a dwelling unit to be rented if the property meets inspection requirements established by a Certified Home Inspector licensed by the Government of Guam or, where the unit is or will be rented to tenants receiving federal housing assistance, by a HUD-certified inspector or an inspector authorized by the Guam Housing and Urban Renewal Authority (GHURA).

Section 2. A new § 70133 of Chapter 70, Title 11, Guam Code Annotated, is *added* to read:

“§ 70133. One-Time Temporary Business License Authorized for Residential Units.

(a) Notwithstanding any other provision of law, the Department of Revenue and Taxation shall not issue a temporary business license if the applicant has outstanding gross receipts taxes, withholding taxes, or other tax liabilities owed to the Government of Guam pursuant to 11 GCA § 70301 (a).

1 or has previously had a business license revoked or suspended pursuant to 11
2 GCA § 70302 (c).

3 (b) Notwithstanding any other provision of law, the Department of
4 Revenue and Taxation may issue a Temporary Business License for dwelling
5 units located on an A (Rural Zone), R1 (One-Family Dwelling Zone), R2
6 (Multiple Dwelling Zone), or C (Commercial Zone) property pursuant to the
7 requirements herein. For the purposes of this Section, a Temporary Business
8 License shall mean and include the permission granted by the Government of
9 Guam, under the authority of the Department of Revenue and Taxation,
10 conferring upon the licensee the right to rent real property for a period not to
11 exceed one (1) year from the date of issuance, which without such
12 authorization and permission would be illegal; it shall also, when the context
13 so requires, mean and include the written evidence of such permission.

14 (1) The property owner or an authorized representative shall
15 provide an affidavit to the Department of Revenue and Taxation
16 declaring that the dwelling unit defined in 21 GCA Chapter 48, as a
17 structure of part of a structure that is used as a home, residence, or
18 sleeping place by one (1) or more persons who maintains a household,
19 will be rented for residential purposes;

20 (2) In lieu of Government of Guam clearances required for a
21 business license for the rental of real property, the dwelling unit shall
22 meet the inspection requirements established by a Certified Home
23 Inspector licensed by the Government of Guam, or, where the unit is or
24 will be rented to tenants receiving federal housing assistance, by a
25 HUD-certified inspector or an inspector authorized by the Guam
26 Housing and Urban Renewal Authority (GHURA). Such inspections
27 shall include but not be limited to, electrical, plumbing, HVAC

1 (Heating, Ventilation and Air Conditioning), environmental, security
2 and egress, and the exterior condition of the dwelling unit. For the
3 purposes of this Section, a Certified Home Inspector means an
4 individual who is certified by the International Association of Certified
5 Home Inspectors (InterNACHI) or another similar certifying authority
6 licensed by the Government of Guam; and,

7 (3) A copy of the Certification of Suitability for Occupancy
8 issued by a Certified Home Inspector must be provided to the
9 Department of Revenue and Taxation.

10 (c) A one-time Temporary Business License shall be valid for a
11 period not to exceed one (1) year from the date of issuance during which time
12 the licensee shall complete all requirements to obtain a business license.
13 Failure to obtain a Guam business license within the validity period of the
14 Temporary Business License shall result in penalties established pursuant but
15 not limited to § 70119 and § 70120 of this Chapter. Penalties shall not apply
16 if the following situations occur, preventing the temporary licensee from
17 obtaining a Guam business license within the validity period:

- 18 i. Loss of the dwelling unit due to natural disasters, health
19 emergencies, of other Acts of God;
20 ii. Financial distress such as bankruptcy, or probate related
21 circumstances beyond the temporary licensee's control;
22 iii. Delays caused by government agencies; or
23 iv. voluntary surrender or cancellation of the temporary license
24 due to the sale of property.

25 (d) A one-time Temporary Business License shall be required for
26 each dwelling unit consistent with § 70121 of this Chapter, and shall not be
27 transferable.

1 (e) A one-time Temporary Business License shall apply only to
2 dwelling units located on an A (Rural Zone), R1 (One-Family Dwelling
3 Zone), R2 (Multiple Dwelling Zone), or C (Commercial Zone) property, or
4 M1 (Light Industrial Zone) property.

5 (f) The fee for a one-time Temporary Business License shall not be
6 less than the fee charged for a Guam business license for the rental of real
7 property.

8 (g) The one-time Temporary Business License shall mirror
9 information contained in a non-temporary business license issued by the
10 Department of Revenue and Taxation for the rental of real property, provided
11 that the word “TEMPORARY” shall be printed on the Temporary Business
12 License with emphasis.

13 (h) If a dwelling unit is found in violation of any provision of Title
14 21 GCA Division 2 (Regulation of Real Property Uses) or any health or safety
15 regulations after a Temporary Business License is issued, the Director of
16 Revenue and Taxation shall revoke the Temporary Business License of the
17 dwelling unit issued pursuant to this Section if the property owner or
18 authorized representative fails to take corrective measures within fourteen
19 (14) calendar days following receipt of the Notice of Violation, consistent
20 with landlord compliance with health and safety codes and tenant remedies
21 outlined in § 48301 of Article 3, Chapter 48, 21 GCA.

22 (i) Rental agreements executed under this Section are subject to 21
23 GCA Chapter 48, Guam Tenant and Rental Act of 2018, except as may
24 conflict with this Section.

25 (j) All provisions in Guam law relating to fair housing and taxes
26 including, but not limited to, income taxes, property taxes, gross receipts

1 taxes, insurance, and rentals shall apply, except as may conflict with this
2 Section.

3 (k) Nothing in this Section shall be construed to relieve any property
4 owner or government agency from complying with applicable health and
5 safety codes, accessibility requirements, or fair housing obligations under
6 local or federal law, including the Fair Housing Act, the Americans with
7 Disabilities Act, and Section 504 of the Rehabilitation Act.”

8 **§ 70133 §70134. Reproduction; Certified Copies and**
9 **Authentication: Fees.**

10 The fees for the reproduction of copies, certified copies and
11 authentication for the following documents shall be as follows:

- | | | |
|----|--|----------|
| 12 | (a) Copy of each business license | \$ 3.00 |
| 13 | (b) Certificate of Existence | \$10.00 |
| 14 | (c) Certificate of Good Standing | \$25.00 |
| 15 | (d) Certificate of Exemption | \$20.00 |
| 16 | (e) Fee for an authentication or certification of any documents that | |
| 17 | are filed with the General Licensing Branch: | \$10.00 |
| 18 | (f) Copy of each page of any other document that is filed with the | |
| 19 | General Licensing Branch in which the fee for each copy is not | |
| 20 | provided by law | \$1.00 |
| 21 | (g) Replacement of Corporate Certificate | \$25.00 |
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LICENSES FOR DWELLING RESIDENTIAL—UNITS
THAT MEET INSPECTION REQUIREMENTS
ESTABLISHED BY A CERTIFIED HOME INSPECTOR
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Accordingly, *I Liheslaturan Guåhan* intends through this Act to expand housing availability in Guam by providing property owners with the option to obtain a temporary business license under certain conditions. If approved, this Act allows a ~~dwelling residential~~ unit to be rented if the property meets inspection requirements established by a Certified Home Inspector licensed by the Government of Guam or, where the unit is or will be rented to tenants receiving federal housing assistance, by a HUD-certified inspector or an inspector authorized by the Guam Housing and Urban Renewal Authority (GHURA).

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1 or has previously had a business license revoked or suspended pursuant to 11
2 GCA § 70302 (c).

3 (a)(b) Notwithstanding any other provision of law, the Department of
4 Revenue and Taxation ~~may shall~~ issue a Temporary Business License for
5 ~~dwelling residential~~ units located on an A (Rural Zone), R1 (One-Family
6 Dwelling Zone), R2 (Multiple Dwelling Zone), or C (Commercial Zone)
7 property pursuant to the requirements herein. For the purposes of this Section,
8 a Temporary Business License shall mean and include the permission granted
9 by the Government of Guam, under the authority of the Department of
10 Revenue and Taxation, conferring upon the licensee the right to rent real
11 property for a period not to exceed one (1) year from the date of issuance,
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13 also, when the context so requires, mean and include the written evidence of
14 such permission.

15 (1) The property owner or an authorized representative shall
16 provide an affidavit to the Department of Revenue and Taxation
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18 48, as a structure of part of a structure that is used as a home, residence,
19 or sleeping place by one (1) or more persons who maintains a
20 household, will be rented for residential purposes;

21 (2) In lieu of Government of Guam clearances required for a
22 business license for the rental of real property, tThe ~~dwelling residential~~
23 unit shall meet the inspection requirements established by a Certified
24 Home Inspector licensed by the Government of Guam, ~~or, where the~~
25 unit is or will be rented to tenants receiving federal housing assistance,
26 by a HUD-certified inspector or an inspector authorized by the Guam
27 Housing and Urban Renewal Authority (GHURA). Such inspections

1 ~~shall include~~~~ing those related,~~ but not ~~be~~ limited to, electrical,
2 plumbing, HVAC (Heating, Ventilation and Air Conditioning),
3 environmental, security and egress, and the exterior condition of the
4 ~~residential~~ dwelling unit. For the purposes of this Section, a Certified
5 Home Inspector means an individual who is certified by the
6 International Association of Certified Home Inspectors (InterNACHI)
7 or another similar certifying authority ~~licensed~~ ~~recognized~~ by the
8 Government of Guam; and,

9 (3) A copy of the Certification of Suitability for Occupancy
10 issued by a Certified Home Inspector must be provided to the
11 Department of Revenue and Taxation.

12 (c) A ~~one-time~~ Temporary Business License shall be valid for a
13 period not to exceed one (1) year from the date of issuance during which time
14 the licensee shall complete all requirements to obtain a business license.
15 Failure to obtain a Guam business license within the validity period of the
16 Temporary Business License shall result in penalties established pursuant
17 ~~but not limited to § 70119 and § 70120-70117(b) of this Chapter. Penalties~~
18 ~~shall not apply if the following situations occur, preventing the temporary~~
19 ~~licensee from obtaining a Guam business license within the validity period:~~

- 20 i. ~~Loss of the dwelling unit due to natural disasters, health~~
21 ~~emergencies, of other Acts of God;~~
22 ii. ~~Financial distress such as bankruptcy, or probate related~~
23 ~~circumstances beyond the temporary licensee's control;~~
24 iii. ~~Delays caused by government agencies; or~~
25 ~~(b)iv. voluntary surrender or cancellation of the temporary license~~
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1 (d) A one-time Temporary Business License shall be required for
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3 transferable.

4 ~~(e)~~(e) A ~~one-time~~ Temporary Business License shall apply only to
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6 Dwelling Zone), R2 (Multiple Dwelling Zone), or C (Commercial Zone)
7 property, ~~or M1 (Light Industrial Zone) property.~~

8 ~~(d)~~(f) The fee for a ~~one-time~~ Temporary Business License shall not be
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10 property.

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12 information contained in a non-temporary business license issued by the
13 Department of Revenue and Taxation for the rental of real property, provided
14 that the word “TEMPORARY” shall be printed on the Temporary Business
15 License with emphasis.

16 ~~(f)~~(h) If a ~~dwelling residential~~ unit is found in violation of any
17 provision of Title 21 GCA Division 2 (Regulation of Real Property Uses) or
18 any health or safety regulations after a Temporary Business License is issued,
19 the Director of Revenue and Taxation shall ~~immediately~~ revoke the
20 Temporary Business License ~~of the dwelling unit~~ issued pursuant to this
21 Section ~~if the property owner or authorized representative fails to take~~
22 ~~corrective measures within fourteen (14) calendar days following receipt of~~
23 ~~the Notice of Violation, consistent with landlord compliance with health and~~
24 ~~safety codes and tenant remedies outlined in § 48301 of Article 3, Chapter 48,~~
25 ~~21 GCA.~~

~~(g)~~(i) Rental agreements executed under this Section are subject to 21
GCA Chapter 48, Guam Tenant and Rental Act of 2018, except as may
conflict with this Section.

~~(h)~~(j) All provisions in Guam law relating to fair housing and taxes
including, but not limited to, income taxes, property taxes, gross receipts
taxes, insurance, and rentals shall apply, except as may conflict with this
Section.

~~(i)~~(k) Nothing in this Section shall be construed to relieve any property
owner or government agency from complying with applicable health and
safety codes, accessibility requirements, or fair housing obligations under
local or federal law, including the Fair Housing Act, the Americans with
Disabilities Act, and Section 504 of the Rehabilitation Act."Notwithstanding
any other provision of law, rule, or regulation, the Government of Guam shall
not be held liable for any injury, death, or legal or financial obligation arising
from a rental agreement authorized pursuant to this Section.

~~§ 70133~~ **§70134. Reproduction; Certified Copies and
Authentication: Fees.**

The fees for the reproduction of copies, certified copies and
authentication for the following documents shall be as follows:

(a)	Copy of each business license	\$ 3.00
(b)	Certificate of Existence	\$10.00
(c)	Certificate of Good Standing	\$25.00
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(e)	Fee for an authentication or certification of any documents that are filed with the General Licensing Branch:	\$10.00

- (f) Copy of each page of any other document that is filed with the General Licensing Branch in which the fee for each copy is not provided by law \$1.00
- (g) Replacement of Corporate Certificate \$25.00
- (h) Copy of any other compliance, regulatory, enforcement, testing or study guide pamphlet. \$ 5.00”

Section 3. Effective Date. The provisions of this Act shall be effective upon enactment.



COMMITTEE ON RULES

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

May 6, 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. 125-38 (COR)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 125-38 (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 copy the same to Management Information Services (MIS) for posting on our website.



Bureau of Budget & Management Research
Fiscal Note of Bill No. 125-38 (COR)

AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR RESIDENTIAL UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM.

Department/Agency Appropriation Information

Dept./Agency Affected: Department of Revenue and Taxation (DRT)	Dept./Agency Head: Lizama, Marie P., Director
Department's General Fund (GF) appropriation(s) to date:	\$14,837,221
Department's Other Fund appropriation(s) to date: Better Public Service Fund (\$1,377,900); Tax Collection Enhancement Fund (\$1,133,635); and Banking and Insurance Enforcement Fund (\$386,733)	\$2,898,268
Total Department/Agency Appropriation(s) to date:	\$17,735,489

Fund Source Information of Proposed Appropriation

	General Fund:	Special Fund:	Total:
FY 2024 Unreserved Fund Balance	\$0	\$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	\$0	\$0	\$0	\$0	\$0
Special Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total	1/	\$0	\$0	\$0	\$0	\$0

- | | | |
|---|---------------------------------------|---------|
| 1. Does the bill contain "revenue generating" provisions? | / / Yes | /X/ No |
| If Yes, see attachment | | |
| 2. Is amount appropriated adequate to fund the intent of the appropriation? | /X/ N/A | / / Yes |
| If no, what is the additional amount required? \$ _____ | /X/ N/A | / / No |
| 3. Does the Bill establish a new program/agency? | / / Yes | /X/ No |
| If yes, will the program duplicate existing programs/agencies? | /X/ N/A | / / Yes |
| Is there a federal mandate to establish the program/agency? | / / Yes | /X/ No |
| 4. Will the enactment of this Bill require new physical facilities? | / / Yes | /X/ No |
| 5. Was Fiscal Note coordinated with the affected dept/agency? | /X/ Yes | / / No |
| / X / Requested agency comments not received by due date | If no, indicate reason:
/ / Other: | |

Analyst:
 Abigail R. Ofeciar, BMA Supervisor

Date: 4/22/2025

Director:
 Lester L. Carlson, Jr., Director

MAY 06 2025
 Date: _____

Notes:
 1/ See attached comments.

BUREAU OF BUDGET AND MANAGEMENT RESEARCH
COMMENTS ON BILL NO. 125-38 (COR)

The proposed legislation intends to expand housing availability in Guam by authorizing the Department of Revenue and Taxation (DRT) to issue a Temporary Business License to property owners of residential units allowing such residential units to be rented for residential purposes only. The conditions for the issuance of a Temporary Business License are outlined in a new §70133, titled *Temporary Business License Authorized for Residential Units*, which the proposed legislation intends to add to Chapter 70 of Title 11 Guam Code Annotated (11 GCA). The proposed legislation also seeks to renumber the current §70133 of Chapter 70, 11 GCA to read §70134, which is the *Reproduction; Certified Copies and Authentication Fees*. The provisions of the proposed legislation shall be effective upon enactment.

The conditions under the Temporary Business License section include the submission of an affidavit by the property owners that the residential unit will be rented for residential purposes only and that the residential unit shall meet the inspection requirements evidenced by the submission of a copy of the Certification of Suitability for Occupancy issued by a Certified Home Inspector licensed by the Government of Guam. The Temporary Business License shall only apply to residential units located on an A (Rural Zone), R1 (One-Family Dwelling Zone), R2 (Multiple Dwelling Zone), or C (Commercial Zone) property and shall have a validity period of not more than one (1) year from the time of issuance, within which the licensee is to obtain a proper business license. Failure to obtain a proper business license within the one-year period shall result in penalties pursuant to §70117(b) of Chapter 70, 11 GCA. The fee for a Temporary Business License shall not be less than the fee charged for a Guam Business License for the rental of real property. The Temporary Business License is subject to revocation if any of the provisions of the Regulation of Real Property Uses are violated. The Guam Tenant and Rental Act of 2018 shall apply to rental agreements executed under this section, except as may conflict with this Section. The provisions of law relative to fair housing and taxes shall also apply, except as may conflict with this Section. The Government of Guam shall not be held liable for any injury, death, or legal or financial obligation arising from a rental agreement authorized pursuant to this Section.

While the Bureau recognizes that this proposed legislation will have an impact on the revenues collected and expenditures of DRT, absent pertinent information from the DRT to include (a) the potential number of Temporary Business Licenses that will be issued, (b) the potential additional revenues to be generated from the issuance of such Temporary Business Licenses, and (c) the cost breakdown of additional resources the DRT will need to implement the proposed legislation if enacted, the Bureau cannot determine an approximate fiscal impact at this time.