

*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
239-38 (LS)	Shelly V. Calvo	AN ACT TO ADD A NEW § 24117 TO ARTICLE 1, CHAPTER 24, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXEMPTING OWNER-OCCUPIED RESIDENTIAL PROPERTIES FROM PROPERTY TAXATION OF UP TO THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000).	12/1/25 10:19 a.m.  ^12/11/25 3:08 p.m.	12/12/25 10:59 a.m.	Committee on Finance and Government Operations.	Request: 12/12/25  12/17/25			



## COMMITTEE ON RULES

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

December 17, 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. 239-38 (LS)**

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*Håfa Adai!*

Find the attached, Fiscal Note for the following bill:

**Bill No. 239-38 (LS).**

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. 239-38 (LS)**

**AN ACT TO ADD A NEW § 24117 TO ARTICLE 1, CHAPTER 24, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXEMPTING OWNER-OCCUPIED RESIDENTIAL PROPERTIES FROM PROPERTY TAXATION OF UP TO THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000)**

**Department/Agency Appropriation Information**

<b>Dept./Agency Affected:</b> Department of Revenue and Taxation (DRT)	<b>Dept./Agency Head:</b> Lizama, Marie P., Director
<b>Department's General Fund (GF) appropriation(s) to date:</b>	\$14,713,861
<b>Department's Other Fund appropriation(s) to date:</b> Banking and Insurance Enforcement Fund (\$447,761); Better Public Service Fund (\$1,402,033); Tax Collection Enhancement Fund (\$1,171,834)	<u>\$3,021,628</u>
<b>Total Department/Agency Appropriation(s) to date:</b>	\$17,735,489

**Fund Source Information of Proposed Appropriation**

	General Fund:	Special Fund:	Total:
<b>FY 2025 Unreserved Fund Balance</b>	\$0	\$0	\$0
<b>FY 2026 Adopted Revenues</b>	\$0	\$0	\$0
<b>FY 2026 Appro. (P.L. 38-60)</b>	\$0	\$0	\$0
<b>Sub-total:</b>	\$0	\$0	\$0
<b>Less appropriation in Bill</b>	\$0	\$0	\$0
<b>Total:</b>	\$0	\$0	\$0

**Estimated Fiscal Impact of Bill**

	One Full Fiscal Year	For Remainder of FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
<b>General Fund</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Special Fund</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	1/	\$0	\$0	\$0	\$0	\$0

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

<b>Analyst:</b> <u>Raymond Rieta, BMA IV</u>	<b>Date:</b> <u>12/17/25</u>	<b>Director:</b> <u>Lester L. Carlson, Jr., Director</u>	<b>Date:</b> <u>DEC 17 2025</u>
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**Notes:**  
1/ See Additional Comments.

**Bureau of Budget & Management Research**  
**Comments on Bill No. 239-38 (LS)**

Bill No. 239-38 proposes to add a new § 24117 to Article 1, Chapter 24, Title 11, Guam Code Annotated (GCA) relative to establishing a property tax exemption of up to \$350,000 in assessed value of land and improvements for qualified owner-occupied residential properties based on eligibility conditions set forth.

As per the proposed Bill, the eligibility requirements for this exemption include; 1) the subject property being used exclusively as the principal residence of the owner; 2) the owner filing a valid homestead affidavit with the Department of Revenue and Taxation (DRT); 3) the subject property having been purchased on or after January 1, 2025; and 4) the term “purchased” shall mean the date on which the purchase contract for the property was fully executed by both the buyer and the seller. The legislation further tasks DRT to develop rules and procedures to verify eligibility for the exemption, including, but not limited to proof of occupancy, purchase documentation, and annual recertification within 180 days of enactment.

Current revenues from the collections of real property taxes are earmarked for the Territorial Educational Facilities Fund (TEFF), which is to be used exclusively for public school needs like infrastructure, special needs, and special programs. Utilizing the reported collections for the last five (5) fiscal years (FY21 – FY25), the estimated TEFF FY26 revenues is approximately \$35,780,258, reference table below:

<b>TEFF Collections (Past 5 Fiscal Years)</b>					
<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>	<b>FY2025</b>	<b>Average</b>
\$35,418,566	\$35,794,520	\$35,647,219	\$35,709,133	\$36,331,851	\$35,780,258

It should be noted, any future exemptions to property taxes may result in reduced revenues towards the TEFF. The potential fiscal impact of this proposed legislation is dependent on how many properties meet the conditions to qualify for the tax exemption and how much revenue may be lost due to the reduction of the property taxes paid. Additionally, to develop rules and procedures to verify eligibility for this tax exemption, DRT may require additional personnel and resources. However, absent information from DRT relative to how many properties meet the conditions of the tax exemption as well as any additional resources they may require to fulfill this mandate, the Bureau is unable to ascertain the fiscal impact of this proposed legislation.