

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
283-38 (COR)	Tina Rose Muña-Barnes	AN ACT TO REZONE LOT NO. 2285-NEW-3, LOCATED IN THE MUNICIPALITY OF MANGILAO (FORMERLY BARRIAGADA) FROM MULTIPLE DWELLING ZONE ("R2") TO COMMERCIAL ("C").	2/27/26 10:49 a.m.	3/9/26	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 3/9/26 3/17/26			Exhibit A




COMMITTEE ON RULES

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

March 17, 2026

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. 283-38 (COR)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 283-38 (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. 283-38 (COR)**

AN ACT TO REZONE LOT NO. 2285-NEW-3, LOCATED IN THE MUNICIPALITY OF MANGILAO (FORMERLY BARRIGADA) FROM MULTIPLE DWELLING ZONE ("R2") TO COMMERCIAL ("C").

Department/Agency Appropriation Information

Dept./Agency Affected: Department of Land Management		Dept./Agency Head: Joseph M. Borja, Director	
Department's General Fund (GF) appropriation(s) to date:		\$963,078	
Department's Other Fund appropriation(s) to date: Land Survey Revolving Fund		\$2,848,009	
Total Department/Agency Appropriation(s) to date:		\$3,811,087	

Fund Source Information of Proposed Appropriation

	General Fund:	Special Fund:	Total:
FY 2025 Unreserved Fund Balance	\$0	\$0	\$0
FY 2026 Adopted Revenues	\$0	\$0	\$0
FY 2026 Appr. (P.L. 38-60)	\$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 2026 (if applicable)	FY 2027	FY 2028	FY 2029	FY 2030
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?
If Yes, see attachment | | /X/ Yes | / / No |
| 2. Is amount appropriated adequate to fund the intent of the appropriation?
If no, what is the additional amount required? \$ _____ | | /X/ N/A | / / Yes
/ / No |
| 3. Does the Bill establish a new program/agency?
If yes, will the program duplicate existing programs/agencies?
Is there a federal mandate to establish the program/agency? | | / / Yes
/ / Yes | /X/ No
/ / No
/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?
/ / Requested agency comments not received by due date: | If no, indicate reason: | /X/ Yes
/ / Other | / / No |

Analyst: <u>Michelle Pineda</u> Michelle Pineda, BMA I	Date: <u>3/14/2026</u>	Director: <u>Lester L. Carlson, Jr.</u> Lester L. Carlson, Jr., Director	Date: <u>MAR 17 2026</u>
---	------------------------	---	--------------------------

Notes:
1/ Bill No. 283-38 intends to rezone Lot No. 2285-New-3, located in the municipality of Mangilao (formerly Barrigada) from multiple dwelling zone ("R2") to Commercial ("C"). Per legislative findings, the owners of the subject lot have requested that the property be rezoned to its highest and best use. Given the existing vacant structure's unsuitability for residential use, and the lot's direct exposure to heavy traffic, the owners propose repurposing the building as a funeral home, as operations are low-impact and better suited for the surrounding area.

Should Bill No. 283-38 become enacted, the Department of Land Management comments that there is no significant fiscal impact on the department, as the responsibilities associated with updating zoning records are routine statutory duties that can be fully absorbed within existing operational resources. The Bureau anticipates the potential for increased property tax revenues resulting from the Commercial rezoning, however, the specific fiscal impact cannot be determine at this time.