

Messages & Communications Doc. No. 38GL-26-1915 and 1916.

From 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Date Tue 2/10/2026 4:45 PM
To Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc Frank Blas Jr. <speakerblas@guamlegislature.gov>

2 attachments (11 MB)
21026COMM Doc. No. 38GL-26-1915.pdf; 21026COMM Doc. No. 38GL-26-1916.pdf;

Håfa Adai Clerk's Office,

Please see attached, Messages & Communications Doc. No. 38GL-26-1915 and 1916 for processing:

✓	38GL-26-1915	Office of the Governor of Guam	Bill No. 29-38 (COR), signed into law as Public Law No. 38-92.
✓	38GL-26-1916	Office of the Governor of Guam	Bill No. 210-38 (COR), signed into law as Public Law No. 38-93.

Kindly reply to this email



Si Yu'os ma'åse',

Kamarin J. A. Nelson

Committee on Rules Director

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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Messages and Communications 38GL-26-1915.

2 messages

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

Tue, Feb 10, 2026 at 4:05 PM

To: 38th Committee On Rules <committeeonrules@guamlegislature.gov>, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Håfa Adai,

Please see attached M&C Doc. No. 38GL-26-1915

38GL-26-1915	Office of the Governor of Guam	Bill No. 29-38 (COR), signed into law as Public Law No. 38-92.
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Si Yu'os Ma'åse'

Bernice Rivera

Administrative Assistant



Office of Speaker Frank F. Blas, Jr.

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

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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38GL-26-1915.pdf
3461K

38th Committee On Rules <committeeonrules@guamlegislature.gov>

Tue, Feb 10, 2026 at 4:18 PM

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

Håfa Adai,

Received, and thank you



Si Yu'os ma'åse',

Kamarin J. A. Nelson

Committee on Rules Director

COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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2/10/26, 4:19 PM

Guam Legislature Mail - Messages and Communications 38GL-26-1915.

contact the sender at committeeonrules@guamlegislature.gov and immediately delete this email and any attachments.

[Quoted text hidden]

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN
OFFICE OF THE GOVERNOR OF GUAM

38GL-26-1915

OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

Transmitted via Email to: speakerblas@guamlegislature.org

FEB 10 2026

February 10, 2026

Time: 3:30pm
Received: mej

THE HON. FRANK BLAS, JR., Speaker
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

Re: Bill No. 29-38 (COR), "AN ACT TO ADD A NEW ARTICLE 6 TO CHAPTER 48 OF DIVISION 1, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING."

Håfa Adai Mr. Speaker,

Bill No. 29-38 (COR) adds a new Article 6 to Chapter 48 of Division 1, Title 21 of the Guam Code Annotated. It establishes clear prohibitions against housing discrimination based on source of income and makes it unlawful to deny housing because a person relies on wages, pensions, or housing assistance. It provides for enforcement by the Guam Housing and Urban Renewal Authority ("GHURA").

Unsurprisingly, Guam's housing-related indicators rank among the most severe in the nation. The island faces a high shelter-to-income ratio, which has contributed to overcrowding and homelessness and rising housing costs. According to the Guam Housing Study and Needs Assessment prepared by GHURA, more than 70% of needed housing units are for households below HUD income thresholds. Section 8 vouchers are heavily utilized. In this time of need, no family should be denied housing based on how they pay rent. Whether tenants pay through a paycheck, pension or a housing voucher should not serve as a barrier to safe and stable housing. This bill helps ensure that limited housing resources are available to those who need them most.

Bill 29-38 also creates new compliance and enforcement responsibilities for landlords, which government agencies must administer consistently and fairly. Enforcement must balance tenant protections with due process for property owners. My administration will work closely with GHURA and other relevant agencies to carry out these responsibilities in a fair and practical way.

Through clear guidance and strong public education, we will help landlords and tenants understand their rights and obligations, with an aim to protect tenants while also respecting the rights of property owners.

//

To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Lourdes A. Leon Guerrero, *Governor of Guam*
Date: February 10, 2026
Re: Bill No. 29-38 (COR)

Page 2 of 2

Therefore, I sign Bill No. 29-38 (COR) into law as ***Public Law No. 38-92.***

Senseramente,



LOURDES A. LEON GUERRERO

I Maga'hågan Guåhan

Governor of Guam

Enclosure(s): Bill No. 29-38 (COR) nka P.L. 38-92
cc via email: *Honorable* Joshua F. Tenorio, *Sigundo Maga'låhen Guåhan*, Lt. Governor of Guam
Compiler of Laws



38GL-26-1915

Messages and Communications

RECEIVED

COMMITTEE ON RULES

February 10, 2026

4:05 p.m.

Kamarin Nelson

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

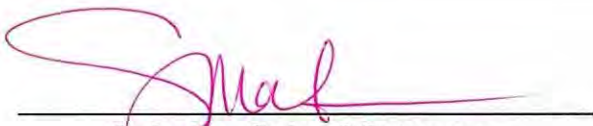
CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'HÅGAN GUÅHAN

This is to certify that **Bill No. 29-38 (COR), "AN ACT TO ADD A NEW ARTICLE 6 TO CHAPTER 48 OF DIVISION 1, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING,"** was on the 29th day of January 2026, duly and regularly passed.



Frank F. Blas, Jr.
Speaker

Attested:



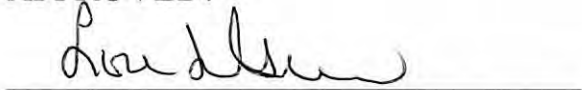
Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 29th day of Jan,
2026, at 7:04 o'clock P.M.



Assistant Staff Officer
Maga'håga's Office

APPROVED:



Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 2/10/2026

Public Law No. 38-92



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

Bill No. 29-38 (COR)

As amended by the Committee on Land, Environment,
Housing, Agriculture, Parks, and Infrastructure;
and further amended on the Floor.

Introduced by:

Sabina Flores Perez
V. Anthony Ada
Chris Barnett
Frank F. Blas, Jr.
Vincent A.V. Borja
Shelly V. Calvo
Christopher M. Dueñas
Eulogio Shawn Gumataotao
Jesse A. Lujan
Tina Rose Muña-Barnes
William A. Parkinson
Sabrina Salas Matanane
Joe S. San Agustin
Telo T. Taitague
Therese M. Terlaje

**AN ACT TO *ADD* A NEW ARTICLE 6 TO CHAPTER 48
OF DIVISION 1, TITLE 21, GUAM CODE ANNOTATED,
RELATIVE TO PROHIBITIONS ON DISCRIMINATION
IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS
TO PROMOTE EQUITABLE ACCESS TO HOUSING.**

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that according to the January 2020 Guam Housing Study and Needs Assessment
4 prepared for the Guam Housing and Urban Renewal Authority (GHURA), seventy-
5 four and seven tenths percent (74.7%) of needed housing units are for households

1 below the U.S. Department of Housing and Urban Development (HUD) income
2 eligibility threshold for housing assistance (i.e. Area Median Income, or AMI). For
3 households under fifty percent (50%) and between fifty percent (50%) and one-
4 hundred twenty percent (120%) of AMI, respectively, housing units are largely or
5 partially provided for by government agencies. Section 8 vouchers comprise a
6 critical avenue of Guam's housing assistance, as demonstrated by GHURA's
7 reported total of two thousand seven-hundred eighteen (2,718) authorized vouchers
8 at a lease rate of ninety-seven percent (97%) for the Fiscal Year 2023. This
9 overwhelming need and utilization of housing assistance is markedly challenged by
10 Guam's increasingly unaffordable housing market, wherein socioeconomic factors
11 such as the ongoing military buildup and a recovering tourism industry limit the local
12 community's access to housing.

13 Guam's precarious housing market has led to the island's high shelter-to-
14 income ratio, high incidences of crowding, and an overall exacerbated houselessness
15 crisis. Guam's circumstances constitute some of the most adverse housing-related
16 rates in the U.S. and are a part of a broader nationwide housing crisis. In response to
17 housing disparities and inequitable housing access, many states and counties have
18 adopted source-of-income (SOI) antidiscrimination laws to protect individuals
19 receiving housing assistance. According to the Poverty and Race Research Action
20 Council, SOI antidiscrimination legislation has been proposed at the county, state,
21 and federal level, with twenty-three (23) states and numerous counties having
22 adopted SOI antidiscrimination laws as of September 2024. Numerous studies
23 indicate that the federal adoption of SOI antidiscrimination policies relative to the
24 Fair Housing Act (FHA) would comprise an important step towards ensuring
25 housing for low-income families, reducing racial and economic residential
26 segregation, and mitigating the negative impacts of gentrification.

1 Thus, it is the intent of *I Liheslaturan Guåhan* to adopt prohibitions against
2 SOI discrimination in housing in accordance with county, state, and federal efforts
3 for the promotion of equitable housing.

4 **Section 2.** A new Article 6 is hereby *added* to Chapter 48 of Division 1,
5 Title 21, Guam Code Annotated, to read as follows:

6 **“ARTICLE 6**

7 **PROHIBITIONS ON SOURCE-OF-INCOME DISCRIMINATION**

8 § 48601. Definitions.

9 § 48602. Prohibitions on Source-of-Income (SOI) Discrimination.

10 § 48603. Exemptions and Application.

11 § 48604. Fines and Penalties.

12 § 48605. Use of Collected Penalties.

13 § 48606. Enforcement

14 **§ 48601. Definitions.**

15 As used in this Act, unless the context otherwise requires:

16 (a) ‘Chamorro Land Trust property’ means the definition pursuant
17 to § 75A101(c) of Article 1 of Chapter 75A, Division 2, Title 21, Guam Code
18 Annotated.

19 (b) ‘Dwelling unit’ means the definition pursuant to § 48602(g) of
20 Article 1 of this Chapter.

21 (c) ‘Housing project’ means the definition pursuant to § 5102(11) of
22 Article 1 of Chapter 5, Division 1, Title 12, Guam Code Annotated.

23 (d) ‘Landlord’ means the definition pursuant to § 48602(j) of Article
24 1 of this Chapter.

25 (e) ‘Source-of-income (SOI)’ means any lawful and verifiable
26 source of money paid directly, indirectly, or on behalf of a person, including:

27 (1) Income derived from any lawful profession or occupation;

1 (2) Income or rental payments derived from any government
2 or private assistance, grant, or loan program; and

3 (3) Income from pensions, retirement annuities or
4 investments.

5 **§ 48602. Prohibitions on Source-of-Income (SOI) Discrimination.**

6 (a) It shall be unlawful and hereby prohibited:

7 (1) For any person to deny another person access to information
8 provided through membership or participation in any multiple-listing service
9 or other real estate brokers' service, on account of source-of-income (SOI);

10 (2) For any person to refuse to rent or lease, to refuse to show
11 housing for rent or lease, to refuse to receive and transmit any bona fide offer
12 to rent or lease, or to otherwise make unavailable or deny or withhold from
13 another person any housing for rent or lease because of a person's source-of-
14 income (SOI);

15 (3) For any person to discriminate in the terms, conditions, or
16 privileges pertaining to the rental or lease of any housing, or in the furnishing
17 of facilities or services in connection therewith, because of a person's source
18 of income, including a person's receipt of public housing assistance or a
19 person's participation in a third-party contract required by a public housing
20 assistance program; except that, if the initial payment to the landlord is not
21 made timely in accordance with applicable regulations promulgated by the
22 U.S. Department of Housing and Urban Development (HUD) due to
23 processing delays or a government shutdown, then a landlord may exercise
24 any right or pursue any remedy available under law;

25 (4) For any person to make, print, or publish or cause to be made,
26 printed, or published any notice or advertisement relating to the rental or lease

1 of any housing that indicates any limitation, specification, or discrimination
2 based on a person's source-of-income (SOI);

3 (5) For any person to represent to another person that any housing is
4 not available for rent or lease when the housing is in fact available for the
5 purpose of discriminating against the person on the basis of the person's
6 source-of-income (SOI); and

7 (6) For any person, for profit, to induce or attempt to rent any
8 housing by representations regarding the entry or prospective entry into the
9 neighborhood of a person or persons with particular sources of income.

10 **§ 48603. Exemptions and Application.**

11 (a) Section 48602(a)(1) to (a)(6) of this Act shall not apply to the
12 following:

13 (1) The rental of a housing project subsidized by public funds or
14 lands; and

15 (2) The lease of Chamorro Land Trust property.

16 (b) Nothing in § 48602 of this Act precludes a landlord from checking the
17 credit of a prospective tenant. Checking the credit of a prospective tenant is not
18 unlawful under § 48602 provided that the landlord checks the credit of every
19 prospective tenant.

20 **§ 48604. Fines and Penalties.**

21 (a) A landlord that violates any provisions of this Act may be subject to a
22 civil penalty in an amount not to exceed Two-Thousand Dollars (\$2,000) if
23 determined by the court to have violated this Act for the first time within one year
24 of the occurrence of the violation.

25 (b) The court may impose a penalty of Two-Thousand Five Hundred
26 Dollars (\$2,500) against a landlord for any subsequent violation of this Act by the
27 landlord.

1 (c) The court may also order any injunctive or other equitable relief as it
2 deems proper.

3 (d) No party shall be awarded attorney's fees or costs in any action under
4 this Act.

5 **§ 48605. Use of Collected Penalties.**

6 All fines collected under this Section shall be deposited into the Housing Trust
7 Fund.

8 **§ 48606. Enforcement.**

9 The Guam Housing and Urban Renewal Authority (GHURA) shall enforce
10 the provisions of this Article. GHURA shall submit a budget request to *I*
11 *Liheslaturan Guåhan*, annually, for cost related to the enforcement of this Article.
12 GHURA shall create Rules and Regulations consistent with Chapter 9, 5 GCA.”

13 **Section 3. Application.** This Act shall be effective on October 1, 2026. The
14 provisions of this Act shall not be waived or modified by the agreement of the parties
15 under any circumstances.

16 **Section 4. Severability.** If any provision of this Act or its application to any
17 person or circumstance is found to be invalid or inorganic, such invalidity shall not
18 affect other provisions or applications of this Act that can be given effect without
19 the invalid provision or application, and to this end the provisions of this Act are
20 severable.