

Re: Messages & Communications Doc. No. 38GL-25-0452 through 0460.

From Guam Legislature Clerks <clerks@guamlegislature.gov>
Date Tue 4/15/2025 12:40 PM
To 38th Committee On Rules <committeeonrules@guamlegislature.gov>

Håfa Adai,
Received, and thank you.



Elijah Untalan
Clerks Office

I Mina'trentai Ocho na Liheslaturan Guåhan
Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910
Voice: (671) 472-3465/3460 Fax: (671) 472-3524
guamlegislature.gov

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Thank you

From: 38th Committee On Rules <committeeonrules@guamlegislature.gov>
Sent: Tuesday, April 15, 2025 11:45 AM
To: Guam Legislature Clerks <clerks@guamlegislature.gov>
Cc: speakerblas@guamlegislature.gov <speakerblas@guamlegislature.gov>
Subject: Messages & Communications Doc. No. 38GL-25-0452 through 0460.

Håfa Adai Clerk's Office,

Please see attached, **Messages & Communications Doc. No. 38GL-25-0452 through 0460** for processing:

√	38GL-25-0452	Office of the Governor of Guam	Bill No. 8-38 (COR), signed into law as Public Law No. 38-1*
√	38GL-25-0453	Office of the Governor of Guam	Bill No. 10-38 (COR), signed into law as Public Law No. 38-2*
√	38GL-25-0454	Office of the Governor of Guam	Bill No. 14-38 (COR), Vetoed*
√	38GL-25-0455	Office of the Governor of Guam	Bill No. 25-38 (COR), signed into law as Public Law No. 38-3*
√	38GL-25-0456	Office of the Governor of Guam	Bill No. 34-38 (COR), signed into law as Public Law No. 38-4*
√	38GL-25-0457	Office of the Governor of Guam	Bill No. 35-38 (COR), signed into law as Public Law No. 38-5*
√	38GL-25-0458	Office of the Governor of Guam	Bill No. 46-38 (COR), signed into law as Public Law No. 38-6*
√	38GL-25-0459	Office of the Governor of Guam	Bill No. 57-38 (COR), signed into law as Public Law No. 38-7*
√	38GL-25-0460	Office of the Governor of Guam	Bill No. 58-38 (COR), signed into law as Public Law No. 38-8*

Kindly reply to this email.



Si Yu'os ma'åse',

Marie Crisostomo
Committee on Rules Assistant
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 for 38GL-25-0459*

2 messages

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Mon, Apr 14, 2025 at 11:55 AM
To: committeeonrules@guamlegislature.gov, Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Hafa Adai,

Please see attached M&C Doc. No. 38GL-25-0459

38GL-25-0459	Office of the Governor of Guam	Bill No. 57-38 (COR), signed into law as Public Law No. 38-7*
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Si Yu'os Ma'ase',

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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2 attachments

- Governor to Speaker Frank Blas Jr Re Bill No. 57-38 (COR) nka PL 38-7.pdf**
847K
- 38GL-25-0459.pdf**
947K

38th Committee On Rules <committeeonrules@guamlegislature.gov> Mon, Apr 14, 2025 at 12:04 PM
To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Hafa Adai!

Received and thank you.



Si Yu'os ma'ase',

Marie Crisostomo
Committee on Rules Assistant
COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

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

Sent: Monday, April 14, 2025 11:55 AM

To: committeeonrules@guamlegislature.gov <committeeonrules@guamlegislature.gov>; Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Subject: Messages and Communications for 38GL-25-0459*

[Quoted text hidden]



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

Governor Leon Guerrero's Statements Re Legislative Bills as Passed March 31, 2025

4 messages

Kevin Lizama-Reyes <kevin.lizama-reyes@guam.gov>

Sat, Apr 12, 2025 at 1:49 PM

To: speakerblas@guamlegislature.gov, vicespeakertonyada@guamlegislature.gov, office.senatorbri@guamlegislature.gov
 Cc: "GOVERNOR Lourdes A. Leon Guerrero" <governor@guam.gov>, "LT. GOVERNOR Joshua F. Tenorio" <lt.governor@guam.gov>, "Geraldine A. Cepeda" <gcepeda@guamcourts.gov>, jdelorie@guamcourts.gov, Guam Compiler of Laws <guamcompiler@gmail.com>, CHIEF OF STAFF Jon Junior Calvo <jon.calvo@guam.gov>, Clynton Ridgell <clynton.ridgell@guam.gov>, Rikki Orsini <rikki.orsini@guam.gov>, Leslie Travis <leslie.travis@guam.gov>, Jeffrey Moots <jeffrey.moots@guam.gov>, Kevin Lizama-Reyes <kevin.lizama-reyes@guam.gov>, Andrea Andrus <andrea.andrus@guam.gov>, Ely John Catalan <ely.catalan@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Shamra L.A. Chargualaf" <shamra.chargualaf@guam.gov>, "Josephine C. Cepeda" <josephine.cepeda@guam.gov>, "Kathleen C. Cepeda" <kathleen.cepeda@guam.gov>, Krystal Paco-San Agustin <krystal.paco@guam.gov>, "Stephanie G. Flores" <stephanie.flores@guam.gov>, Elaine Tajalle <elaine.tajalle@guam.gov>, Logan Reyes <logan.reyes@guam.gov>, Jessica Cruz <jessica.cruz@guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, BBMR Administrative Staff <admin@bbmr.guam.gov>, Analyn Eustaquio <analyn.eustaquio@bbmr.guam.gov>, Calen Michel Meno <calen.meno@guam.gov>, "Robert James L. Barcinas" <robert.barcinas@guam.gov>, Carlo Branch <carlo.branch@guam.gov>, Mason Obispo <mason.obispo@guam.gov>

Mr. Speaker,

Enclosed are copies of Governor Leon Guerrero's statements regarding the following legislative bills:

1. **Bill No. 8-38 (COR) nka P.L. 38-1**

AN ACT TO *AMEND* § 5127(a) AND *REPEAL* § 5127(d) OF SUBARTICLE C, ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO THE EXTENSION OF GOVERNMENT OF GUAM LEASES FROM FIVE (5) TO FIFTEEN (15) YEARS

2. **Bill No. 10-38 (COR) nka P.L. 38-2**

AN ACT TO ADD NEW §§ 4131 AND 4131.1 TO ARTICLE 1 OF CHAPTER 4, TITLE 4, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE GOVERNMENT OF GUAM PUBLIC SAFETY AND LAW ENFORCEMENT OFFICERS' LINE OF DUTY DEATH BENEFIT, AND TO REQUIRE THE DEVELOPMENT OF ADMINISTRATIVE RULES AND REGULATIONS

3. **Bill No. 14-38 (COR) - VETO**

AN ACT TO AMEND § 1909(C) OF CHAPTER 19, TITLE 1, GUAM CODE ANNOTATED, RELATIVE TO THE DUTIES OF THE PUBLIC AUDITOR

4. **Bill No. 25-38 (COR) nka P.L. 38-3**

AN ACT TO AMEND § 8104 OF CHAPTER 8, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MODERNIZING PUBLIC AGENCY NOTICE REQUIREMENTS BY AUTHORIZING THE POSTING OF PUBLIC NOTICES IN LOCALLY LICENSED ELECTRONIC NEWSPAPERS AND WEBSITES

5. **Bill No. 34-38 (COR) nka P.L. 38-4**

AN ACT TO *AMEND* § 2108 OF CHAPTER 2, TITLE 4, GUAM CODE ANNOTATED, RELATIVE TO REQUIRING EMPLOYEES WHO RESIGN FROM GOVERNMENT OF GUAM EMPLOYMENT TO SUBMIT AND PASS DRUG TESTING TO RETAIN RE-EMPLOYMENT RIGHTS IF SAID RESIGNATION WAS TENDERED WITHIN THIRTY (30) DAYS OF AN ANNOUNCED OR RANDOM DRUG TESTING, AND TO REQUIRE EMPLOYEES TO SUBMIT TO DRUG TESTING PRIOR TO RE-EMPLOYMENT

6. **Bill No. 35-38 (COR) nka P.L. 38-5**

AN ACT TO *ADD* A NEW ARTICLE 10 TO CHAPTER 63, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO PROHIBITING THE IMPORT OF SKINCARE PRODUCTS THAT POSE A DANGER TO GUAM'S CORAL REEFS AND MARINE LIFE

7. Bill No. 46-38 (COR) nka P.L. 38-6

AN ACT TO ADD A NEW § 85A103.1 TO CHAPTER 85A OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO ALLOWING THE GUAM COUNCIL OF THE ARTS AND HUMANITIES AGENCY (CAHA) TO GRANT EIGHT (8) GUAM MASTER AWARDS FOR AWARD YEARS 2018 AND 2022 WHEN THE AGENCY WAS UNABLE TO GIVE THE FOUR (4) AWARDS ALLOTTED FOR EACH OF SAID YEARS

8. Bill No. 57-38 (COR) nka P.L. 38-7

AN ACT TO ADD A NEW SUBARTICLE 3 AND A NEW § 61103(mm) OF ARTICLE 1; AND AMEND §§ 61304(a)(4), 61305(a)(4), 61306(a) OF ARTICLE 3, ALL OF CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE CONSTRUCTION OF ACCESSORY DWELLING UNITS (ADUs) IN RESIDENTIAL ZONES TO STRENGTHEN HOUSING OPTIONS ON GUAM

9. Bill No. 58-38 (COR) nka P.L. 38-8

AN ACT TO APPROPRIATE FIVE MILLION SEVEN HUNDRED FIFTY THOUSAND NINE HUNDRED EIGHTY-FOUR DOLLARS (\$5,750,984) FROM THE FISCAL YEAR 2025 GENERAL FUND REVENUES COLLECTED IN EXCESS OF THE ADOPTED LEVELS ENUMERATED IN PUBLIC LAW 37-125 TO THE UNIVERSITY OF GUAM FOR THE PURPOSE OF REPAIRS, MAINTENANCE, CAPITAL IMPROVEMENT PROJECTS AND ACCREDITATION RELATED PRIORITIES

The original statements and bills have been delivered to your office.

Saina Ma'åse yan Senseramente,

**KEVIN J. LIZAMA-REYES**

Staff Assistant | Office of Legal Counsel

Ufisinan I Maga'hågan Guåhan

Office of the Governor of Guam

513 West Marine Corps Drive

Ricardo J. Bordallo Governor's Complex

Hagåtña, Guam 96910

Office: 671.473.1117/8

Kevin.Lizama-Reyes@guam.gov

Doc Type: 38GL-25-0459
OFFICE OF THE SPEAKER

FRANK F. BLAS, JR.

Apr. 12, 2025

Time: 1:49 PM

Received: 

Gumai pribilehu yan konfedensia este siha na mensåhi. Solo spesiåtmente para hågu ma entensioña pat ma aturisa para unrisibi. Sen prubidu kumu ti un ma aturisa para manribisa, na'setbe, pat mandespåtcha. Yanggen lachi rinisibu-mu nu este na mensåhi, put fabot ago' guatu gi I numa'huyong gi as kevin.lizama-reyes@guam.gov yan despues destrosa todü siha I kopian mensåhi. Si Yu'os ma'åse'. This e-mail message is intended only for the use of the individual or entity named above and may contain confidential and privileged information. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information contained in this transmission is strictly PROHIBITED. If you have received this transmission in error, please immediately notify us by replying to kevin.lizama-reyes@guam.gov and delete the message immediately. Thank you very much.

9 attachments





 **Governor to Speaker Frank Blas Jr Re Bill No. 08-38 (COR) nka PL 38-1.pdf**
159K

 **Governor to Speaker Frank Blas Jr Re Bill No. 10-38 (COR) nka PL 38-2.pdf**
216K

 **Governor to Speaker Frank Blas Jr Re Bill No. 14-38 (COR) - VETO.pdf**
227K

 **Governor to Speaker Frank Blas Jr Re Bill No. 25-38 (COR) nka PL 38-3.pdf**
182K

 **Governor to Speaker Frank Blas Jr Re Bill No. 34-38 (COR) nka PL 38-4.pdf**
160K

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-  **Governor to Speaker Frank Blas Jr Re Bill No. 46-38 (COR) nka PL 38-6.pdf**
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-  **Governor to Speaker Frank Blas Jr Re Bill No. 57-38 (COR) nka PL 38-7.pdf**
365K
-  **Governor to Speaker Frank Blas Jr Re Bill No. 58-38 (COR) nka PL 38-8.pdf**
139K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov> Sat, Apr 12, 2025 at 3:48 PM
 To: "Senator Vicente A. \"Tony\" B. Ada" <vicespeakertonyada@guamlegislature.gov>, Sabrina Matanane <senator.sabrina@guamlegislature.gov>, Jesse Lujan <senator.lujan@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Chris Duenas <senator.duenas@guamlegislature.gov>, Senator Telo Taitague <senatortelot@gmail.com>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>, Senator William Parkinson <senator.parkinson@guamlegislature.gov>, "Senator Therese M. Terlaje" <senatorterlajeguam@gmail.com>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, Sabina Perez <senator.perez@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>










Sent from my iPhone

Begin forwarded message:

From: Kevin Lizama-Reyes <kevin.lizama-reyes@guam.gov>
Date: April 12, 2025 at 1:49:45 PM ChST
To: speakerblas@guamlegislature.gov, vicespeakertonyada@guamlegislature.gov, office.senatorbri@guamlegislature.gov
Cc: "GOVERNOR Lourdes A. Leon Guerrero" <governor@guam.gov>, "LT. GOVERNOR Joshua F. Tenorio" <lt.governor@guam.gov>, "Geraldine A. Cepeda" <gcepeda@guamcourts.gov>, jdelorie@guamcourts.gov, Guam Compiler of Laws <guamcompiler@gmail.com>, CHIEF OF STAFF Jon Junior Calvo <jon.calvo@guam.gov>, Clynton Ridgell <clynton.ridgell@guam.gov>, Rikki Orsini <rikki.orsini@guam.gov>, Leslie Travis <leslie.travis@guam.gov>, Jeffrey Moots <jeffrey.moots@guam.gov>, Kevin Lizama-Reyes <kevin.lizama-reyes@guam.gov>, Andrea Andrus <andrea.andrus@guam.gov>, Ely John Catalan <ely.catalan@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Shamra L.A. Chargualaf" <shamra.chargualaf@guam.gov>, "Josephine C. Cepeda" <josephine.cepeda@guam.gov>, "Kathleen C. Cepeda" <kathleen.cepeda@guam.gov>, Krystal Paco-San Agustin <krystal.paco@guam.gov>, "Stephanie G. Flores" <stephanie.flores@guam.gov>, Elaine Tajalle <elaine.tajalle@guam.gov>, Logan Reyes <logan.reyes@guam.gov>, Jessica Cruz <jessica.cruz@guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, BBMR Administrative Staff <admin@bbmr.guam.gov>, Analyn Eustaquio <analyn.eustaquio@bbmr.guam.gov>, Calen Michel Meno <calen.meno@guam.gov>, "Robert James L. Barcinas" <robert.barcinas@guam.gov>, Carlo Branch <carlo.branch@guam.gov>, Mason Obispo <mason.obispo@guam.gov>
Subject: Governor Leon Guerrero's Statements Re Legislative Bills as Passed March 31, 2025

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139K

Speaker Frank Blas Jr. <speakerblas@guamlegislature.gov>
To: Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>

Sat, Apr 12, 2025 at 3:49 PM










Sent from my iPhone

Begin forwarded message:

From: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>
Date: April 12, 2025 at 3:48:38 PM ChST
To: "Senator Vicente A. \"Tony\" B. Ada" <vicespeakertonyada@guamlegislature.gov>, Sabrina Matanane <senator.sabrina@guamlegislature.gov>, Jesse Lujan <senator.lujan@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Chris Duenas <senator.duenas@guamlegislature.gov>, Senator Telo Taitague <senatortelot@gmail.com>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>, "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>, Senator William Parkinson <senator.parkinson@guamlegislature.gov>, "Senator Therese M. Terlaje" <senatorterlajeguam@gmail.com>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, Sabina Perez <senator.perez@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>
Subject: Fwd: Governor Leon Guerrero's Statements Re Legislative Bills as Passed March 31, 2025

[Quoted text hidden]

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Guam Compiler of Laws Supreme Court of Guam <guamcompiler@gmail.com>

Mon, Apr 14, 2025 at 7:59 AM

To: Kevin Lizama-Reyes <kevin.lizama-reyes@guam.gov>

Cc: speakerblas@guamlegislature.gov, vicespeakertonyada@guamlegislature.gov, office.senatorbri@guamlegislature.gov, "GOVERNOR Lourdes A. Leon Guerrero" <governor@guam.gov>, "LT. GOVERNOR Joshua F. Tenorio" <lt.governor@guam.gov>, "Geraldine A. Cepeda" <gcepeda@guamcourts.gov>, jdelorie@guamcourts.gov, CHIEF OF STAFF Jon Junior Calvo <jon.calvo@guam.gov>, Clynton Ridgell <clynton.ridgell@guam.gov>, Rikki Orsini <rikki.orsini@guam.gov>, Leslie Travis <leslie.travis@guam.gov>, Jeffrey Moots <jeffrey.moots@guam.gov>, Andrea Andrus <andrea.andrus@guam.gov>, Ely John Catalan <ely.catalan@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Shamra L.A. Chargualaf" <shamra.chargualaf@guam.gov>, "Josephine C. Cepeda" <josephine.cepeda@guam.gov>, "Kathleen C. Cepeda" <kathleen.cepeda@guam.gov>, Krystal Paco-San Agustin <krystal.paco@guam.gov>, "Stephanie G. Flores" <stephanie.flores@guam.gov>, Elaine Tajalle <elaine.tajalle@guam.gov>, Logan Reyes <logan.reyes@guam.gov>, Jessica Cruz <jessica.cruz@guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, BBMR Administrative Staff <admin@bbmr.guam.gov>, Analyn Eustaquio <analyn.eustaquio@bbmr.guam.gov>, Calen Michel Meno <calen.meno@guam.gov>, "Robert James L. Barcinas" <robert.barcinas@guam.gov>, Carlo Branch <carlo.branch@guam.gov>, Mason Obispo <mason.obispo@guam.gov>

Acknowledging receipt.

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--

Si Yu'os Ma'åse,

Jerimie J. DeLorie

(she/her)

Asst. to the Compiler of Laws

Office of the Compiler of Laws, Supreme Court of [Guam](#)

T: 671.477.7623 | F: 671.472.1246

E: guamcompiler@gmail.com / jdelorie@guamcourts.gov

I.OURDIIS A. LEON GUERRERO
GOVERNOR




JOSHUA R TENORIO
LT. GOVERNOR

UFISINAN I MAGNHAGAN GUAFIAN
OFFICE OF THE GOVERNOR OF GUAM

Transmitted via Email to: speakerblas@guamlegislature.org

April 12, 2025

Doc Type: 38GL-25-0459
OFFICE OF THE SPEAKER
FRANK F. BLAS, JR.
Apr. 12, 2025
Time: 1:49 PM
Received: 

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

Re: Bill No. 57-38 (COR) - AN ACT TO **ADD** A NEW SUBARTICLE 3 AND A NEW § 61103(mm) OF ARTICLE 1; AND AMEND § § 61304(a)(4), 6130S(a)(4), AND 61306(a) OF ARTICLE 3, ALL OF CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE CONSTRUCTION OF ACCESSORY DWELLING UNITS (ADUs) IN RESIDENTIAL ZONES TO STRENGTHEN HOUSING OPTIONS ON GUAM

Hafa Adai Mr. Speaker.

Bill No. 57-38 authorizes the construction of Accessory Dwelling Units (ADU), which are smaller, independent living spaces on the same lot as a primary home. The construction of ADUs is intended to help address the rising cost of homeownership in our community.

The Bill further addresses the potential impact this measure would have on our groundwater by restricting the construction of ADUs within our Groundwater Protection Zone (GPZ) and requiring residents in the GPZ within two hundred (200) feet of a sewer main to connect both the primary residence and the ADU to the sewer system. Residences may still be constructed further from if both the primary residence and the ADU are served by a Type 4 sewage treatment/disposal system. These measures were enacted to protect our water supply for future generations while we work to address the housing shortage.

Bill No. 57-38 also requires that ADUs are to the same standards as any other home built on Guam to ensure these structures are both affordable and safe for Guam families as they grow and their housing needs change.

II

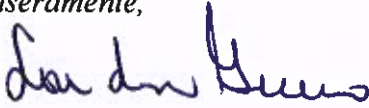
II

To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Lourdes A. Leon Guerrero, *Governor of Guam*
Date: April 12, 2025
Re: Bill No. 57-38 (COR)

Page 2 of 2

For these reasons I am signing Bill No. 57-38 into law as **Public Law No. 38-7**.

Senseramente,



LOURDES A. LEON GUERRERO

I Maga'hågan Guåhan

Governor of Guam

Enclosure(s): Bill No. 57-38 (COR) nka P.L. No. 38-7
cc via email: *Honorable Joshua F. Tenorio, Sigundo Maga'låhen Guåhan*, Lt. Governor of Guam
Compiler of Laws



38GL-25-0459
Messages and Communications

RECEIVED
COMMITTEE ON RULES
April 14, 2025

11:59 a.m.

Marie Crisostomo

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

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

This is to certify that **Bill No. 57-38 (COR)**, “AN ACT TO *ADD A NEW SUBARTICLE 3 AND A NEW § 61103(mm) OF ARTICLE 1; AND AMEND §§ 61304(a)(4), 61305(a)(4), AND 61306(a) OF ARTICLE 3, ALL OF CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE CONSTRUCTION OF ACCESSORY DWELLING UNITS (ADUs) IN RESIDENTIAL ZONES TO STRENGTHEN HOUSING OPTIONS ON GUAM,*” was on the 31st day of March 2025, duly and regularly passed.



Frank F. Blas, Jr.
Speaker

Attested:



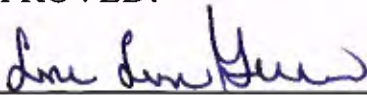
Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 25th day of April, 2025, at 4:08 o'clock P.M.



Assistant Staff Officer
Maga'hågan's Office

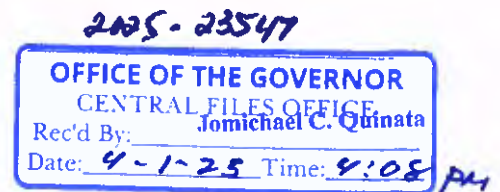
APPROVED:



Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 4/12/2025

Public Law No. 38-7



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

Bill No. 57-38 (COR)

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

Introduced by:

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

AN ACT TO *ADD* A NEW SUBARTICLE 3 AND A NEW § 61103(mm) OF ARTICLE 1; AND *AMEND* §§ 61304(a)(4), 61305(a)(4), AND 61306(a) OF ARTICLE 3, ALL OF CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO AUTHORIZING THE CONSTRUCTION OF ACCESSORY DWELLING UNITS (ADUs) IN RESIDENTIAL ZONES TO STRENGTHEN HOUSING OPTIONS ON GUAM.

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

2 **Section 1.** A new Subarticle 3 is *added* to Article 1, Chapter 61, Title 21,
3 Guam Code Annotated, to read as follows:

4 **“SUBARTICLE 3**

5 **ACCESSORY DWELLING UNITS**

- 1 § 61140. Purpose.
- 2 § 61141. Accessory Dwelling Units.
- 3 § 61142. Accessory Dwelling Units: Standards.
- 4 § 61143. Common or Separate Utilities Options.
- 5 § 61144. Rental of Accessory Dwelling Unit.
- 6 § 61145. Reporting Requirements to the Municipality.

7 **§ 61140. Purpose.**

8 The purpose of this Subarticle is to allow homeowners to construct residential
9 accessory dwelling units (ADUs) on the same lot as a single-family home located in
10 residential (R1), (R2) and (A) zones to encourage, accommodate and regulate the
11 construction of accessory dwelling units, increase the number of affordable rental
12 units and alleviate the housing shortage on Guam, and to establish land use standards
13 for ADUs - also referred to as second units, in-law units, casitas, or ohana dwelling
14 units. Allowing the construction of ADUs permits adult relatives to enjoy
15 independent living separate from the occupants of the main home. It is intended to
16 be an affordable alternative to assisted living and other senior home businesses that
17 are not yet available on a scale to meet the demands of Guam’s aging population.

18 **§ 61141. Accessory Dwelling Units.**

19 (a) Accessory Dwelling Units (ADUs) are secondary studio or
20 bedroom dwelling units that include a separate entrance, kitchen, and
21 bathroom facilities, detached from or attached to the primary single-family
22 home on the zoning lot. For attached ADUs, the entrance may be shared with
23 the primary single-family home. Nothing in this Section shall be construed to
24 exempt ADUs from compliance with existing regulations of the Section 8
25 program.

26 (b) Accessory dwelling units may be allowed as a permitted use in
27 an R1, A, or R2 zone, subject to the following conditions:

1 (1) The maximum size of each accessory dwelling unit shall
2 be four hundred square feet (400 sq. ft.) for lots between three thousand
3 five hundred (3,500) and four thousand nine hundred ninety-nine
4 square feet (4,999 sq. ft.), and up to eight hundred square feet (800 sq.
5 ft.) for lots between five thousand (5,000) and nine thousand nine
6 hundred ninety-nine square feet (9,999 sq. ft.) or more.

7 (2) Shall comply with the Yard and Area Regulations as
8 provided in 21 GCA, Chapter 61, Article 5, except as otherwise
9 provided in § 61142 of this Subarticle.

10 (3) Accessory dwelling units are not permitted:

11 (A) on lots with a lot area of less than three thousand
12 five hundred square feet (3,500 sq. ft.); or

13 (B) on lots that have more than one (1) dwelling unit,
14 including, but not necessarily limited to, more than one (1)
15 single-family dwelling, bed and breakfasts, duplexes, short-term
16 vacation rental units; and any other permitted or conditional use
17 structure in an A, R1 or R2 zone; or

18 (C) on lots without access; or

19 (D) on lots where existing Type 2 septic tank and
20 leaching field sewage disposal systems are not adequate for the
21 additional occupancy or cannot be upgraded to adequately serve
22 the occupancy increase because of an ADU.

23 (4) The property owner or owners or persons who are related
24 by blood, marriage, or adoption to the property owners, or designated
25 authorized representative, shall occupy the primary dwelling unit or the
26 accessory dwelling unit; except in unforeseen hardship circumstances
27 including, but not limited to, active military deployment or serious

1 illness, which prevent the continued occupancy of the primary dwelling
2 unit or the accessory dwelling unit. For purposes of this Section,
3 "designated authorized representative(s)" means the person or persons
4 designated by the property owner or owners to the Department of Land
5 Management, who are responsible for managing the property;

6 (5) One (1) off-street parking space per accessory dwelling
7 unit must be provided.

8 (6) The accessory dwelling unit may only be used for long-
9 term rental or otherwise occupied for periods of at least six (6) months,
10 and cannot be used as a bed and breakfast or short-term vacation rental.

11 (7) The owner or owners of the lot shall record deeds running
12 with the land with the Department of Land Management stating that:

13 (A) neither the owner or owners, nor their heirs,
14 successors or assigns of the owner or owners will submit the lot
15 or any portion thereof to a condominium property regime to
16 separate the ownership of its primary dwelling unit; and

17 (B) the deed restrictions lapse upon removal of the
18 accessory dwelling unit, and all of the foregoing covenants are
19 binding upon any and all heirs, successors and assigns of the
20 owner or owners. The covenant must be recorded on a form
21 approved by or provided by the Director of the Department of
22 Land Management and may contain such terms as the Director
23 deems necessary to ensure its enforceability. The failure of an
24 owner or of an owner's heir, successor or assign to abide by such
25 deed will be deemed a violation and will be grounds for
26 enforcement by the Director pursuant to law.

1 (8) All other provisions in Guam law applicable to the
2 construction and occupancy of structures in A, R1, and R2 zones shall
3 apply, including, but not limited to, setback requirements, water,
4 wastewater and power requirements, except as otherwise explicitly
5 provided in § 61142 of this Subarticle.

6 (9) All rentals of an accessory dwelling unit, or of the primary
7 dwelling unit if the property owner or owners, or persons who are
8 related by blood, marriage or adoption to the property owner or owners,
9 or designated authorized representative(s) who choose to receive rent
10 for the primary dwelling unit and occupy the accessory dwelling unit,
11 must be evidenced by a written rental agreement signed by the owner
12 and the tenant for a lease period of at least six (6) months, provided,
13 that after the initial lease period is concluded, the owner may allow the
14 same tenant to continue renting the accessory dwelling unit on a
15 consecutive month-to-month basis. All provisions in Guam law relative
16 to business licensing requirements for rentals of property shall still
17 apply.

18 (10) At the time of application for a building permit, the
19 applicant shall first obtain written confirmation from the responsible
20 agencies, including the Guam Waterworks Authority, the Guam
21 Environmental Protection Agency, and the Department of Public
22 Works, that wastewater treatment and disposal, water supply, and
23 access roadways are adequate to accommodate the accessory dwelling
24 unit.

25 (11) An accessory dwelling unit may be created by building a
26 new structure detached from the primary dwelling unit or through
27 conversion of a legally established structure that is either attached to or

1 detached from the primary dwelling unit subject to meeting all
2 pertaining zoning requirements, except as otherwise explicitly provided
3 in § 61142 of this Subarticle.

4 (12) The owner of a structure constructed without a building
5 permit prior to the effective date of this Subarticle who wants to convert
6 that structure to an accessory dwelling unit shall obtain an after-the-fact
7 building permit. In addition to fulfilling the base requirements of the
8 after-the-fact building permit, any adjustments to the structure must
9 conform to the accessory dwelling unit regulations enumerated in this
10 Section and any additional adopted policies and rules.

11 (13) The Department of Land Management and the Department
12 of Public Works must be notified upon removal of an accessory
13 dwelling unit and appropriate procedures and regulations for
14 demolition permits shall still apply.

15 (14) If an accessory dwelling unit is advertised as a bed and
16 breakfast or short-term vacation rental, the existence of such
17 advertisement will be prima facie evidence of the following:

18 (A) that the owner of the advertised unit disseminated
19 or directed the dissemination of the advertisement in that form
20 and manner; and

21 (B) that a bed and breakfast or short-term vacation
22 rental, as applicable, is being operated at the location advertised.

23 (C) The burden of proof is on the owner to establish
24 otherwise with respect to the advertisement and that the subject
25 property either is not being used as a bed and breakfast or short-
26 term vacation rental, or that it is being used legally for such
27 purpose.

1 (15) A building permit and all approvals required for an ADU
2 unit shall be considered and approved ministerially without
3 discretionary review. The permitting or reviewing agency shall either
4 approve or deny the application for an ADU within sixty (60) days from
5 the date the agency receives a completed application if there is an
6 existing single-family dwelling on the lot. If the permit application for
7 an ADU is submitted with a permit application to create a new single-
8 family dwelling on the lot, the permitting or reviewing agency may
9 delay approving or denying the permit application for the ADU unit
10 until the permitting agency approves or denies the permit application to
11 create the new single-family dwelling, but the application for the ADU
12 shall be considered without discretionary review. If the applicant
13 requests a delay, the sixty (60)-day time period shall be tolled for the
14 period of the delay. If the agency has not approved or denied the
15 completed application within sixty (60) days, the application shall be
16 deemed approved. The permitting agency may charge a fee to
17 reimburse it for costs incurred to implement this Subsection, including
18 the costs of adopting or amending any regulation that provides for the
19 creation of an ADU. If the permitting or reviewing agency denies an
20 application for an ADU pursuant to this Subsection, the permitting or
21 reviewing agency shall, within the sixty (60) day time period described
22 in this Subsection, return in writing a full set of comments to the
23 applicant with a list of items that are defective or deficient and a
24 description of how the application can be remedied by the applicant.

25 (16) The following public agencies are required to service lots
26 with ADUs:

1 (A) Adequacy of sewage disposal system shall be
2 secured in writing from the Guam Environmental Protection
3 Agency (GEPA) and the Guam Waterworks Authority (GWA).

4 (B) Adequacy of fire protection for all lots served by
5 private streets shall be secured in writing from the Guam Fire
6 Department.

7 (C) The lot must have direct access to a street that meets
8 fire code requirements for fire apparatus access roads.

9 (17) Lease agreements executed under this Subarticle are
10 subject to 21 GCA, Chapter 48 (Guam Landlord and Tenant Rental Act
11 of 2018), except as may conflict with this Subarticle.

12 (18) All provisions in Guam law relative to fair housing and
13 taxes, including, but not limited to, income taxes, property taxes, gross
14 receipts taxes, insurance, and rentals shall apply, except as may conflict
15 with this Subarticle.

16 (19) Lots zoned in an R1 zone shall be limited to one (1)
17 detached or one (1) attached ADU. Lots zoned in an A or R2 zone shall
18 be limited to one (1) detached ADU or one (1) attached ADU.

19 (20) Where an ADU is to be created as an attached or detached
20 unit on a lot located within the Groundwater Protection Zone and within
21 two hundred (200) feet of a sewer main, the ADU shall be permitted
22 only if the primary residential unit and the ADU are both connected to
23 sewer. Where an ADU is to be created on any other properties island
24 wide within fifty (50) feet of a sewer main, the ADU will be permitted
25 only if the primary residential unit and the ADU are both connected to
26 sewer.

1 (21) Where a maximum of one (1) ADU is to be created as an
2 attached or detached unit on a lot located within the Groundwater
3 Protection Zone, the lot must be a minimum of nineteen thousand two
4 hundred square feet (19,200 sq. ft.) in size, and both the primary and
5 ADU unit shall be served by a Type 4 sewage treatment/disposal
6 system.

7 **§ 61142. Accessory Dwelling Units: Standards.**

8 An ADU shall:

9 (a) share utilities with the main house, or utilities may be
10 billed separately, by separate meter; provided, that the ADU complies
11 with the standards set by the agencies responsible for utilities;

12 (b) be covered under the same homeowner's insurance policy
13 as the main home or separately, at the option of the homeowner;

14 (c) not be sold separate and apart from the primary single-
15 family home;

16 (d) be subject to the following setback requirements:

17 (1) a minimum side and/or rear yard setback of four (4)
18 feet;

19 (2) if an ADU involves conversion of an existing
20 structure detached from the primary dwelling and which
21 conforms to the requirements of § 61141(b)(1), the minimum
22 side and rear yard setback shall be a minimum of four (4) feet;

23 (e) comply with any wastewater or environmental impact
24 requirements in public laws, Guam Administrative Rules and
25 Regulations, Guam law, and federal law; and

1 (f) maintain minimum front yard requirements required in 21
2 GCA, Chapter 61, § 61501 for an ADU located in a front yard or on the
3 front one-half (1/2) acre of a lot.

4 **§ 61143. Common or Separate Utilities Options.**

5 An ADU may, at the option of the homeowner, share electrical,
6 plumbing, and data networking and telecommunications assets with the main
7 home. Such sharing is subject to The Building Code of Chapter 67, Title 21,
8 Guam Code Annotated.

9 **§ 61144. Rental of Accessory Dwelling Unit.**

10 An ADU situated on an A, R1 or R2 zoned lot that complies with all
11 applicable codes in Guam is deemed eligible for rental subject to the
12 provisions of this Subarticle.

13 **§ 61145. Reporting Requirements to the Municipality.**

14 Upon completion of an ADU, the head of household shall inform the
15 Mayor of the affected municipality. This is to facilitate better governance
16 through safety, community planning through village population data tracking,
17 zoning compliance, etc.”

18 **Section 2.** A new Subsection (mm) is hereby *added* to § 61103 of Article 1,
19 Chapter 61, Title 21, Guam Code Annotated, to read:

20 “(mm) An Accessory Dwelling Unit (ADU) is a secondary studio
21 or bedroom dwelling unit that includes a separate kitchen, and bathroom
22 facilities, detached from or attached to the primary single-family home on the
23 zoning lot.”

24 **Section 3.** § 61304(a)(4) of Article 3, Chapter 61, Title 21, Guam Code
25 Annotated, is hereby *amended* to read:

26 “(4) Uses customarily accessory to any of the above uses, including
27 accessory dwelling units, home occupations, and private auto mobile parking

1 areas, as well as accessory buildings and structures such as private garages,
2 warehouses, barns, corrals or other similar structures.”

3 **Section 4.** § 61305(a)(4) of Article 3, Chapter 61, Title 21, Guam Code
4 Annotated, is hereby *amended* to read:

5 “(4) Uses customarily accessory to any of the above uses, including
6 accessory dwelling units, home occupations and private parking areas with
7 accessory buildings and structures.”

8 **Section 5.** § 61306(a) of Article 3, Chapter 61, Title 21, Guam Code
9 Annotated, is hereby *amended* to read:

10 “(a) Use Permitted.

- 11 (1) One-family dwellings.
12 (2) Duplexes.
13 (3) Multi-family dwellings.
14 (4) Hotels, private groups, and institutions.
15 (5) Bed and breakfasts.
16 (6) Accessory uses and structures for the above.
17 (7) Accessory dwelling units.”