

*I Mina'trentai Ocho Na Liheslaturan Guahan*  
 BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES	
<b>70-38 (COR)</b> As amended and further amended by the Committee on Education, Libraries, and Public Broadcasting; and further amended on the Floor.	Joe S. San Agustin V. Anthony Ada Tim Rose Muñá Barnes Vincent Anthony V. Borja Christopher M. Dueñas Sabrina Salas Matanane Shelly V. Calvo Jesse A. Lujan Eulogio Shawn Gumataotao	AN ACT TO ADD A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION.	2/28/25 8:26 a.m.	3/7/25	Committee on Education, Libraries and Public Broadcasting.	Request: 3/7/25 3/17/25	6/6/25 10:00 a.m.	7/8/25 As Amended.	9/12/25 As Amended and Further Amended.	
SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUUE DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES			
9/29/25	AN ACT TO ADD A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION.	10/3/25	10/7/25	10/18/25	38-66	10/17/25		Received: 10/17/25 Mess and Comm. Doc. No. 38GL-25-1355		

LOURDES A. LEON GUERRERO  
GOVERNOR



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

JOSHUA F. TENORIO

L.T. GOVERNOR

38GL-25-1355

OFFICE OF THE SPEAKER  
FRANK F. BLAS JR.

OCT 17 2025

Time: 4:30 PM  
Received: re

Transmitted via Email to: [speakerblas@guamlegislature.org](mailto:speakerblas@guamlegislature.org)

October DX, 2025

**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. 70-38 (COR), "AN ACT TO ADD A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION."**

*Håfa Adai* Mr. Speaker,

Bill No. 70-38 provides an innovative method for the Guam Department of Education (GDOE) to make vacant school buildings an asset rather than a liability. It is imperative that GDOE fully examine their need for facilities going forward before beginning the process of leasing facilities. Allowing Charter Schools and the Government of Guam to have the option to rent these facilities is a community-first focused approach to the utilization of the buildings. I hope that in the development of the regulations implementing Bill No. 70-38, that GDOE gives priority in leasing to the charter schools and the Government of Guam.

For these reasons, I sign Bill No. 70-38 (COR) into law as **Public Law No. 38-66**.

*Senseramente,*

**JOSHUA F. TENORIO**

*I Åkto Maga'låhen Guåhan*  
Acting Governor of Guam



**38GL-25-1355**  
Messages and Communications

**RECEIVED**  
COMMITTEE ON RULES  
October 20, 2025

9:27 a.m.  
*Mario Crisostomo*

Enclosure(s): Bill No. 70-38 (COR) nka P.L. 38-66

cc via email: The Honorable Lourdes A. Leon Guerrero, *Maga'hågan Guåhan*, Governor of Guam  
Compiler of Laws

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

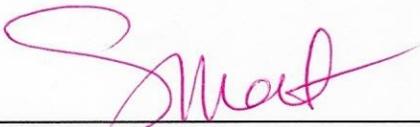
**CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN***

This is to certify that Bill No. 70-38 (COR), "AN ACT TO ADD A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION," was on the 3<sup>rd</sup> day of October 2025, duly and regularly passed.



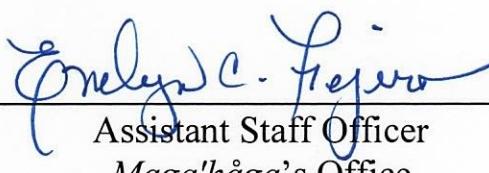
**Frank F. Blas, Jr.**  
**Speaker**

Attested:



**Sabrina Salas Matanane**  
**Legislative Secretary**

This Act was received by *I Maga'hågan Guåhan* this 7 day of Oct,  
2025, at 4:40 o'clock p.M.



**Evelyn C. Fejeran**  
Assistant Staff Officer  
*Maga'håga's Office*

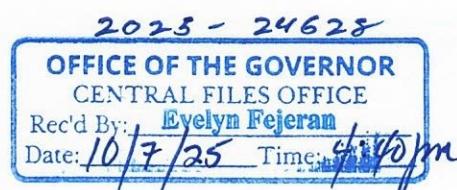
APPROVED:



**Lourdes A. Leon Guerrero**  
*I Maga'hågan Guåhan*

Date: 10/17/2025

Public Law No. 38-66



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

**Bill No. 70-38 (COR)**

As amended and further amended by the Committee on Education, Libraries, and Public Broadcasting; and further amended on the Floor.

Introduced by:

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

**AN ACT TO ADD A NEW §3135 TO ARTICLE 1,  
CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED  
RELATIVE TO AUTHORIZING THE GUAM  
DEPARTMENT OF EDUCATION TO LEASE  
PROPERTY WITHIN ITS JURISDICTION.**

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

## **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan finds*

3 that allowing GDOE to lease properties in strategic locations, GDOE can ensure that  
4 underutilized or vacant spaces are repurposed to meet the needs of the students and  
5 the department. Additionally, leasing could generate revenue by utilizing surplus or

1 underused spaces, which could be reinvested into maintaining or improving existing  
2 facilities and educational programs.

3 In addition to addressing current infrastructure issues, leasing property offers  
4 a sustainable long-term strategy for GDOE. It allows for greater operational  
5 efficiency, with the department having the ability to quickly secure and adapt  
6 properties as educational needs evolve. Therefore, it is the intent of *I Liheslaturan*  
7 *Guåhan* to permit GDOE to lease property within its jurisdiction which would  
8 support the department's efforts to provide a dynamic and responsive environment  
9 for the department to meet current and future needs.

10 **Section 2.** A new § 3135 *added* to Article 1, Chapter 3, Title 17, Guam Code  
11 Annotated, to hereby read as follows:

12 **“§ 3135. Authorization to Lease GDOE Property.**

13 (a) The Guam Department of Education (GDOE) is hereby  
14 authorized to lease properties within its jurisdiction if the school cannot be  
15 utilized to alleviate double sessions. The handling of such lease agreements  
16 shall be conducted by a procurement team that shall consist of five (5) voting  
17 members as follows:

18 (1) The Superintendent of GDOE or a designated  
19 representative.

20 (2) The Chief Finance Officer or a designated  
21 representative.

22 (3) Three (3) members of the Guam Board of Education  
23 as selected by the Chairperson of the Board of Education.

24 (4) The Chief Procurement Officer of GDOE shall  
25 participate as an ex-officio member of the procurement team to  
26 provide the team with technical assistance relative to  
27 procurement laws applicable to the lease acquisition.

(b) The revenue collected from these lease agreements shall be made pursuant to regulations promulgated by Administrative Adjudication Act located in Chapter 9, Title 5. Funds received by the Guam Department of Education shall be used for maintenance, renovation, and capital improvement projects.

Lease payments shall be deposited into an account separate and apart from the General Fund and may be expended upon approval by the adoption of a resolution by the Guam Board of Education.

(c) The lease amount for any property leased under this Section shall be a minimum of ninety percent (90%) of the appraised value of the property at the time such lease is executed, except when the prospective lessee is an educational institution or instrumentality of the Government of Guam, provided that the lease for said prospective lessee requires cash payments.

(1) If the prospective lessee is an educational institution or instrumentality of the Government of Guam, the property for lease shall not be leased below sixty percent (60%) of the appraised value of the property.

(2) If the lessee is a charter school approved to operate by the Guam Academy Charter Schools Council pursuant to §12106 of Chapter 2, Title 17 Guam Code Annotated, or an instrumentality of the Government of Guam, lease payments may be derived from legislative appropriations or existing funds available to expend for rental payments.

(3) All property appraisals shall be made by an appraiser licensed pursuant to Chapter 30, Title 22, Guam Code Annotated.

(d) GDOE shall establish fees and regulations pursuant to the Administrative Adjudication Law found in Chapter 9, Title 5 Guam Code Annotated, for the implementation of this Section.

(e) The Board shall require lessees to prove financial ability to pay rent for the duration of the lease term, and the ability to improve and maintain to meet sanitary permit requirements. GDOE shall determine if upon termination any fixtures or other improvements shall remain or be removed and restored to original conditions.

(f) The Guam Department of Education (GDOE) is authorized to enter into commercial leases of GDOE real property where such use: (1) does not impair current or planned instructional capacity within three (3) school years; and (2) produces net revenue to support maintenance, renovation, and capital improvements of school facilities.

(g) ‘Commercial lease’ means a lease to a private party for revenue-generating activity, including retail, services, offices, light commercial, and campus-compatible enterprises; adult-oriented, gambling, and cannabis businesses are prohibited.”

18        **Section 3. Severability.** If any provision of this Act or its application to any  
19 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
20 affect other provisions or applications of this Act that can be given effect without  
21 the invalid provision or application, and to this end the provisions of this Act are  
22 severable.

23       **Section 4. Effective Date.** This Act shall be effective upon enactment.