

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
70-38 (COR) 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 Tina Rose Muña Barnes Vincent Anthony V. Borja Christopher M. Dueñas Sabrina Salas Matanane Shelly V. Calvo Jesse A. Lujan Eulogio Shawn Gumataotao	AN ACT TO <i>ADD</i> 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	DUE DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES	
	9/29/25	AN ACT TO <i>ADD</i> 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
LT. GOVERNOR
38GL-25-1355
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

OCT 17 2025

Time: 4:30 PM
Received: [Signature]

Transmitted via Email to: 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

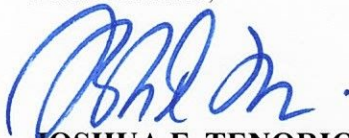
Re: Bill No. 70-38 (COR), "AN ACT TO ADD A NEW §3135 TO ARTICLE 1, CHAPTER 3, TITLE 17, GUAM CODE ANNOTATED RELATIVE TO AUTHORIZING THE GUAM DEPARTMENT OF EDUCATION TO LEASE PROPERTY WITHIN ITS JURISDICTION."

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.
Marie 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 LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

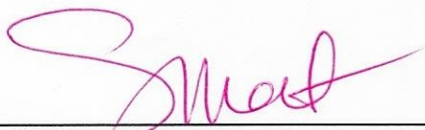
CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN*

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 3rd 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.



Assistant Staff Officer
Maga'håga's Office

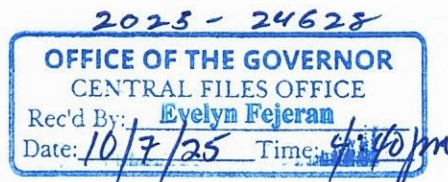
APPROVED:



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
that allowing GDOE to lease properties in strategic locations, GDOE can ensure that
underutilized or vacant spaces are repurposed to meet the needs of the students and
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.

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

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

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

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

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

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

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

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

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

14 (g) 'Commercial lease' means a lease to a private party for revenue-
15 generating activity, including retail, services, offices, light commercial, and
16 campus-compatible enterprises; adult-oriented, gambling, and cannabis
17 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.