

*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
<b>8-38 (COR)</b> As amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure, and further amended on the Floor.	Joe S. San Agustin	AN ACT TO <i>AMEND</i> SUBSECTION (a) AND <i>REPEAL</i> SUBSECTIONS (d),(1),(2),(3), AND (4) ALL OF § 5127 SUBARTICLE C, ARTICLE 2, CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED RELATIVE TO THE EXTENSION OF GOVERNMENT OF GUAM LEASES FROM FIVE (5) TO THIRTY (30) YEARS.	1/13/25 8:00 a.m. ^1/22/25 3:09 a.m.	1/29/25 3:40 p.m.	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	1/29/25	2/13/2025 2:00 p.m.	3/12/25 As Amended.	
	<b>SESSION DATE</b>	<b>TITLE</b>	<b>DATE PASSED</b>	<b>TRANSMITTED</b>	<b>DUE DATE</b>	<b>PUBLIC LAW NO.</b>	<b>DATE SIGNED</b>	<b>NOTES</b>	
3/24/25	AN ACT TO <i>AMEND</i> § 5127(a) AND <i>REPEAL</i> § 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.	3/31/25	4/1/25	4/12/25	38--1	4/12/25	Received: 4/12/25 Mess and Comm. Doe, No. 38GL-25-0452		

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

OFFICE OF THE SPEAKER  
FRANK F. BLAS, JR.

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



APR 14 2025

Time: 11:45 am

38GL-25-0452

Received: *AD*

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

Received 1:31 pm  
12 April 2025

April 12, 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

LIHESLATURAN GUÅHAN  
GUAM CONGRESS BLDG.  
163 WEST CHALAN SANTO PAPA  
HAGATNA GUAM 96910

*Smart*

**Re: Bill No. 8-38 (COR), "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."**

*Håfa Adai* Mr. Speaker,

Bill No. 8-38 (COR) increases the allowable period for commercial contracts, leases, permits, and licenses for use of public real property and related facilities by non-governmental entities from five (5) to fifteen (15) years. As stated in testimony provided by government agencies directly involved in economic development, Bill 8-38 will make the leasing of government property more attractive to developers who will invest in the development of leased government property and facilities, which will in turn expand investment opportunities in our community and elevate Guam's competitiveness in the region.

Bill 8-38 also removes the requirement of legislative approval of exceptional term contracts that exceed the maximum number of years allowed, resulting in significant uncertainty, delays, and procedural barriers that may have dissuaded potential investors and developers concerned about the lack of a clear and predictable process not influenced by political cycles. Prolonged debate and the possibility of inaction in the legislative process made it difficult for investors to commit to major ventures and infrastructure projects in Guam when there are other competitive markets in the region with more streamlined leasing frameworks.

This measure helps create a more business-friendly environment in Guam and is a step forward in ensuring that private sector partners have the confidence to invest, grow, and thrive in our economy.

//

To: The Hon. Frank Blas, Jr., *Speaker*  
Fr: The Hon. Lourdes A. Leon Guerrero, *Governor of Guam*  
Date: April 12, 2025  
Re: Bill No. 8-38 (COR)

Page 2 of 2

---

For these reasons, I sign Bill No. 8-38 into law as ***Public Law No. 38-1.***

*Senseramente,*



**LOURDES A. LEON GUERRERO**

*I Maga'hågan Guåhan*

Governor of Guam

Enclosure(s): Bill No. 8-38 (COR) nka P.L. 38-1

cc via email: *Honorable* Joshua F. Tenorio, *Sigundo Maga'låhen Guåhan*, Lt. 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. 8-38 (COR), "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,"** was on the 31<sup>st</sup> 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 1<sup>st</sup> day of April,  
2025, at 4:08 o'clock P.M.



Assistant Staff Officer  
*Maga'håga's* Office

APPROVED:



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

Date: 4/12/2025

Public Law No. 38-1

2025-2 3539

OFFICE OF THE GOVERNOR	
CENTRAL FILES OFFICE	
Rec'd By:	Elaine Tajalle
Date: 4/11/25	Time: 4:08p

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

**Bill No. 8-38 (COR)**

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

Introduced by:

Joe S. San Agustin  
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  
Telo T. Taitague  
Therese M. Terlaje

**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.**

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

2        **Section 1.**    § 5127(a) of Subarticle C, Article 2, Chapter 5, Title 5, Guam  
3        Code Annotated, is hereby *amended* to read:

4                “§ 5127.    **Commercial Leasing of Public Real Property and**  
5        **Related Facilities.**

1 (a) Public Real Property and Related Facilities. From the effective  
2 date of this law, and notwithstanding any other provision of this Chapter, no  
3 commercial contract, lease, permit, or license for use of public real property,  
4 and related facilities by any non-governmental person or entity, shall be  
5 solicited, negotiated, entered into, or made for a term in excess of fifteen (15)  
6 years, inclusive of any extension, option, or renewal, provided, the terms and  
7 conditions of the commercial contract, lease, permit, or license have been  
8 satisfied during the initial fifteen (15) years as evidenced in a written approval  
9 by *I Maga'hågan/Maga'låhen Guåhan* or relevant Board of Directors of the  
10 government of Guam.

11 (1) Any contract, lease, permit or license made, renewed or  
12 extended in violation of this law shall become void upon the fifteenth  
13 (15<sup>th</sup>) anniversary of the making of such contract, lease, permit, or  
14 license.

15 (2)(a) This limitation shall not apply to residential and  
16 agricultural leases to beneficiaries under the Chamorro Land Trust.

17 (b) This limitation shall not apply to leases and site licenses,  
18 and extensions thereof, of Chamorro Land Trust Commission  
19 licensed telecommunications providers and any government  
20 authority, provided, the applicable fee is adjusted to a fair market  
21 value rate not less than every ten (10) years.

22 (3) Any such contract, lease, permit, or license shall mean a  
23 “lease of real property” and not the lease of supplies as that term is used  
24 in § 5030(u) of this Chapter.”

25 **Section 2.** § 5127(d) of Subarticle C, Article 2, Chapter 5, Title 5, Guam  
26 Code Annotated is hereby *repealed*.



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

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