

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
160-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure; and further amended on the Floor.	V. Anthony Ada Christopher M. Dueñas Jesse A. Lujan Sabrina Salas Matanane Joe S. San Agustin Tina Rose Muña-Barnes Shelly V. Calvo Telo T. Taitague Eulogio Shawn Gumataotao Chris Barnett Therese M. Terlaje Frank F. Blas, Jr. Vincent A.V. Borja William A. Parkinson	AN ACT TO <i>ADD</i> A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.	6/26/25 12:27 p.m.	7/7/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 7/7/25 7/18/25	7/25/25 8:30 a.m.	3/3/26 5/8/26 Supplemental Committee Report.	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES	
	5/19/26	AN ACT TO <i>ADD</i> A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS.	5/22/26	5/22/26	6/3/26	38-127	6/3/26	Received: 6/3/26 Mess and Comm. Doc. No. 38GL-26-2417	

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

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

Transmitted via Email to: speakerblas@guamlegislature.org

June 3, 2026

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

38GL-26-2417
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

JUN 03 2026

Time: 4:20 pm
Received: [Signature]

Re: Bill No. 160-38 (COR), "AN ACT TO ADD A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED, RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS."

Håfa Adai Mr. Speaker,

Bill 160-38 directs the Department of Public Works (DPW) to adopt the International Property Maintenance Code (IPMC), in whole or in part, from the International Code Council (ICC). This Act would not be the first time Guam has adopted model codes from the ICC. Guam previously adopted the International Building Code, the International Existing Building Code, the International Fire Code, the International Fuel Gas Code, the International Mechanical Code, the International Plumbing Code, the International Private Sewage Disposal Code, the International Residential Code, and the Tropical Energy Code.

These model codes have strengthened Guam's regulatory framework; however, they require adequate funding from the legislature for their implementation. Without additional inspectors, these codes are merely an unfulfilled promise to our people as existing personnel are obligated to enforce compliance of more and more codes. The Legislature will need to find the funds to fulfill the promise of this legislation lest it become another unfunded mandate on DPW.

Assuming the Legislature funds the cost for permits, inspections, citations, and reinspections, the adoption of IPMC will help ensure that buildings, parking areas, and green spaces in our tourism district meet tourist expectations. Tourism is a key sector for Guam's economy and the IPMC, if properly funded, may pay dividends as we continue to rebuild our tourism industry.

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To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Lourdes A. Leon Guerrero, *Governor of Guam*
Date: June 3, 2026
Re: Bill No. 160-38 (COR)

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For these reasons, I sign Bill No. 160-38 (COR) into law as ***Public Law No. 38-127.***

Senseramente,



LOURDES A. LEON GUERRERO

I Maga'hågan Guåhan

Governor of Guam

Enclosure(s): Bill No. 160-38 (COR) nka P.L. 38-127

cc via email: *Honorable* Joshua F. Tenorio, *Sigundo Maga'låhen Guåhan*, Lt. Governor of Guam
Compiler of Laws



38GL-26-2417
Messages and Communications

RECEIVED
COMMITTEE ON RULES
June 4, 2026

8:17 a.m.

Marie Crisostomo

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

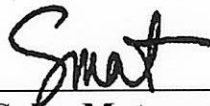
CERTIFICATION OF PASSAGE OF AN ACT TO *I MAGA'HÅGAN GUÅHAN*

This is to certify that **Bill No. 160-38 (COR)**, "AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66, TITLE 21, GUAM CODE ANNOTATED, RELATIVE ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE FOR CERTAIN PROPERTIES ON H (HOTEL) ZONED LOTS," was on the 22nd day of May 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 22nd day of May, 2026, at 5:10 o'clock P.M.



Assistant Staff Officer
Maga'håga's Office

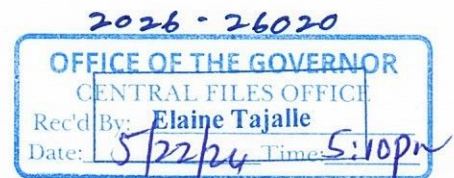
APPROVED:



Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: 6/3/2026

Public Law No. 38-127



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

Bill No. 160-38 (COR)

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

Introduced by:

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

**AN ACT TO *ADD* A NEW ARTICLE 8 TO CHAPTER 66,
TITLE 21, GUAM CODE ANNOTATED, RELATIVE
ADOPTING THE INTERNATIONAL PROPERTY
MAINTENANCE CODE FOR CERTAIN PROPERTIES
ON H (HOTEL) ZONED LOTS.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds
that building dilapidation from failed maintenance is the primary reason for
unsightly buildings and other structures that tarnish Guam's image and natural
beauty. Abandoned or poorly maintained buildings in Guam's tourism areas are not

1 new problems but the remedy, however requires an adoption of maintenance
2 standards and penalties for violations. As such, maintenance standards should be
3 adopted for buildings or structure on Hotel zoned (H Zone) properties.

4 *I Liheslaturan Guåhan* further finds that the *International Property*
5 *Maintenance Code* (IPMC) is created by the International Code Council (ICC) a
6 nonprofit organization that develops model building and safety codes used
7 throughout the United States and internationally to set minimum standards and
8 requirements for the maintenance of existing buildings and properties, ensuring
9 public health, safety, and welfare. It's not a law itself, but rather a model code that
10 can be adopted and enforced by various jurisdictions. The IPMC focuses on
11 establishing standards for basic equipment, light, ventilation, heating, sanitation,
12 and fire safety, among other aspects of property maintenance. Such standards and
13 requirements include, but are not limited to, basic standards for health, safety and
14 habitability; applicability to the types and locations of buildings and structure;
15 scope of coverage such as lighting, parking areas sanitation and fire safety;
16 responsibilities of owners, occupants and operators and regulatory enforcement.

17 It is the intent of *I Liheslaturan Guåhan* for the Guam Department of Public
18 Works to implement the International Property Maintenance Code at the request of
19 the Board of Directors of the Guam Visitors Bureau board of directors for structures
20 located on Hotel-zoned (H zone) properties.

21 **Section 2.** A new Article 8 is *added* to Chapter 66, Title 21, Guam Code
22 Annotated, to read as follows:

23 **“Article 8.**

24 **International Property Maintenance Code**

25 **§ 66801. Applicability of the International Property Maintenance**
26 **Code for Hotel Zoned (H) properties.** The Department of Public works (DPW)
27 shall implement, and duly adopt in whole or in part, the *International Property*

1 *Maintenance Code* (IPMC) for buildings, other structures, parking lots and green
2 areas located on Hotel Zoned (H) properties pursuant to the Administrative
3 Adjudication Law.

4 **§ 66802. Request by Resolution.** Any request by the Board of Directors
5 of GVB to DPW to implement or amend the IPMC, shall be in the form of a board
6 resolution and include, but not be limited to, the following:

- 7 (a) Scope of the types of properties subject to the IPMC,
- 8 (b) The standards of compliance with the IPMC,
- 9 (c) Process for exemptions of standards,
- 10 (d) Range of timelines for compliance,
- 11 (e) The penalties for each violation and non-compliance within the
12 range established by § 66803 of this Article, *infra*; and
- 13 (f) The process for amending the IPMC.

14 **§ 66803. Civil Penalties for Violations and Non-compliance with the**
15 **IPMC.** Civil penalties for violations and non-compliance with the provisions of the
16 IPMC, as adopted, implemented and amended shall not be less than Twenty-Five
17 Dollars (\$25.00) and no more than Five Thousand Dollars (\$5,000.00) for each
18 violation.

19 **§ 66804. Fee Schedule.** DPW shall create a fee schedule pursuant to the
20 provisions Chapter 9, 5 GCA. Fees may include, but not be limited to, permitting,
21 inspection, and reinspection fees. In the absence of adjudicated fees related to the
22 IPMC, DPW may use its existing fee schedule until such fees are duly adjudicated.

23 **§ 66805. Publication of the Adopted IPMC.** The adopted IPMC shall be
24 codified in Title 29, Guam Administrative Rules and Regulations along with the
25 schedules of fees and penalties.”

26 **Section 3. Effective Date.** This Act shall be effective one (1) year from the
27 date of enactment.