

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

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

38GL-25-1065
OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

AUG 18 2025

Transmitted via Email to: speakerblas@guamlegislature.org

Time: 4:30 pm
Received: [Signature]

August 18, 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. 125-38 (COR), "AN ACT TO ADD A NEW § 70133 AND RENUMBER THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY."

Håfa Adai Mr. Speaker,

Bill No. 125-38 (COR) addresses one of the most persistent challenges to Guam's economy with the shortage and rising cost of available housing. This measure authorizes the Department of Revenue and Taxation to issue one-time Temporary Business License for qualified dwelling units, provided they meet health, safety, and habitability standards established through certified inspections.

The process established under this bill gives property owners a clear and efficient means to bring more dwelling units into the rental market. This process will help ease the market pressures, allow for more housing options for residents, and contribute to local economic development. The added certified inspection requirements in this bill also ensures that the rental units does not come at the expense of safety and quality. This careful balance between flexibility and accountability allows for expanding housing needs while protecting the well being of our community.

This balance between flexibility for property owners and accountability for public safety is essential. It allows us to respond to the housing shortage while upholding the standards that protect our community. Expanding housing availability in this way is not just about economics but about giving families a better chance to find secure, affordable, and safe homes.

To: The Hon. Frank Blas, Jr., *Speaker*
Fr: The Hon. Joshua F. Tenorio, *Acting Governor of Guam*
Date: August 18, 2025
Re: Bill No. 125-38 (COR)

Page 2 of 2

I recognize the collaborative efforts of the Guam Housing and Urban Renewal Authority, the Department of Revenue and Taxation, and the Guam Legislature in advancing this measure that is both practical and sustainable.

For these reasons, I sign Bill No. 125-38 (COR) into law as ***Public Law No. 38-55.***

Senseramente,



JOSHUA F. TENORIO

I Åkto Maga'låhen Guåhan
Acting Governor of Guam

Enclosure(s): Bill No. 125-38 (COR) nka P.L. 38-55

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



38GL-25-1065
Messages and Communications

RECEIVED
COMMITTEE ON RULES
August 18, 2025
7:38 p.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. 125-38 (COR)**, “AN ACT TO *ADD* A NEW § 70133 AND *RENUMBER* THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY,” was on the 31st day of July 2025, duly and regularly passed.



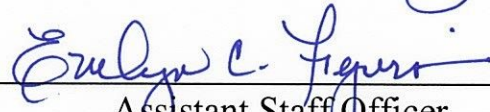
Frank F. Blas, Jr.
Speaker

Attested:



V. Anthony Ada
Acting Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 6th day of August, 2025, at 7:58 o'clock A.M.



Assistant Staff Officer
Maga'håga's Office

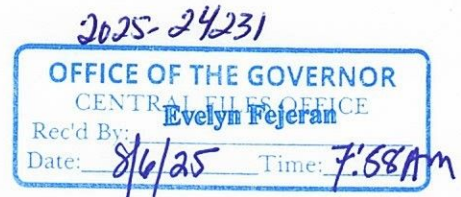
APPROVED:



JOSHUA F. TENORIO
ACTING GOVERNOR OF GUAM

Date: August 18, 2025

Public Law No. 38-55



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

Bill No. 125-38 (COR)

As amended by the Committee on Economic Investment,
Military Buildup, Regional Relations, Technology,
Regulatory Affairs, Justice, Elections,
and Retirement; and further amended on the Floor.

Introduced by:

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

AN ACT TO *ADD* A NEW § 70133 AND *RENUMBER* THE EXISTING § 70133 TO § 70134, ALL OF CHAPTER 70, TITLE 11, GUAM CODE ANNOTATED, RELATIVE TO EXPANDING HOUSING AVAILABILITY BY AUTHORIZING THE DEPARTMENT OF REVENUE AND TAXATION TO ISSUE TEMPORARY BUSINESS LICENSES FOR DWELLING UNITS THAT MEET INSPECTION REQUIREMENTS ESTABLISHED BY A CERTIFIED HOME INSPECTOR LICENSED BY THE GOVERNMENT OF GUAM, OR AN INSPECTOR CERTIFIED BY THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY.

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that the price and availability of dwelling units remain a challenge for individuals
4 and families across our island. *I Liheslatura* finds that the average cost of a single-
5 family home in Guam is reported to have doubled over the past 10 years. According
6 to a local media report from November of 2024, at a Society of American Military
7 Engineers Guam Post Forum, Cornerstone Valuation Guam Inc. informed those in
8 attendance that what used to be about \$213,600 for that home costs \$420,000 in
9 today’s dollars. Additionally, the Guam Housing and Urban Renewal Authority
10 (GHURA) has stated publicly that outside of housing supply and demand issues, the
11 overseas housing allowance provided to military service members is artificially
12 inflating the cost of housing in Guam. GHURA expects that as of 2025 Guam faces
13 a demand for 9,908 additional housing units, driven by population growth, pent-up
14 demand and hidden homelessness.

15 Through information provided by GHURA regarding housing affordability, *I*
16 *Liheslatura* acknowledges the difficulties that individuals and families continue to
17 face in securing a home, particularly at a time when individuals cannot afford to live
18 independently, and families are unable to find available units for sale or rent within
19 their price range.

20 Accordingly, *I Liheslaturan Guåhan* intends through this Act to expand
21 housing availability in Guam by providing property owners with the option to obtain
22 a temporary business license under certain conditions. If approved, this Act allows
23 a dwelling unit to be rented if the property meets inspection requirements established
24 by a Certified Home Inspector licensed by the Government of Guam or, where the
25 unit is or will be rented to tenants receiving federal housing assistance, by a HUD-
26 certified inspector or an inspector authorized by the Guam Housing and Urban
27 Renewal Authority (GHURA).

1 **Section 2.** A new § 70133 of Chapter 70, Title 11, Guam Code Annotated,
2 is *added* to read:

3 “§ 70133. **One-Time Temporary Business License Authorized**
4 **for Residential Units.**

5 (a) Notwithstanding any other provision of law, the
6 Department of Revenue and Taxation shall not issue a temporary
7 business license if the applicant has outstanding gross receipts taxes,
8 withholding taxes, or other tax liabilities owed to the Government of
9 Guam pursuant to 11 GCA § 70301 (a), or has previously had a business
10 license revoked or suspended pursuant to 11 GCA § 70302 (c).

11 (b) Notwithstanding any other provision of law, the
12 Department of Revenue and Taxation may issue a Temporary Business
13 License for dwelling units located on an A (Rural Zone), R1 (One-
14 Family Dwelling Zone), R2 (Multiple Dwelling Zone), or C
15 (Commercial Zone) property pursuant to the requirements herein. For
16 the purposes of this Section, a Temporary Business License shall mean
17 and include the permission granted by the Government of Guam, under
18 the authority of the Department of Revenue and Taxation, conferring
19 upon the licensee the right to rent real property for a period not to
20 exceed one (1) year from the date of issuance, which without such
21 authorization and permission would be illegal; it shall also, when the
22 context so requires, mean and include the written evidence of such
23 permission.

24 (1) The property owner or an authorized representative
25 shall provide an affidavit to the Department of Revenue and
26 Taxation declaring that the dwelling unit defined in 21 GCA
27 Chapter 48, as a structure of part of a structure that is used as a

1 home, residence, or sleeping place by one (1) or more persons
2 who maintains a household, will be rented for residential
3 purposes;

4 (2) In lieu of Government of Guam clearances required
5 for a business license for the rental of real property, the dwelling
6 unit shall meet the inspection requirements established by a
7 Certified Home Inspector licensed by the Government of Guam,
8 or, where the unit is or will be rented to tenants receiving federal
9 housing assistance, by a HUD-certified inspector or an inspector
10 authorized by the Guam Housing and Urban Renewal Authority
11 (GHURA). Such inspections shall include but not be limited to,
12 electrical, plumbing, HVAC (Heating, Ventilation and Air
13 Conditioning), environmental, security and egress, and the
14 exterior condition of the dwelling unit. For the purposes of this
15 Section, a Certified Home Inspector means Department of Public
16 Works (DPW) or a DPW authorized individual who is certified
17 by the International Association of Certified Home Inspectors
18 (InterNACHI) or another similar certifying authority recognized
19 by the Government of Guam; and,

20 (3) A copy of the Certification of Suitability for
21 Occupancy issued by a Certified Home Inspector must be
22 provided to the Department of Revenue and Taxation.

23 (c) A one-time Temporary Business License shall be valid for
24 a period not to exceed one (1) year from the date of issuance during
25 which time the licensee shall complete all requirements to obtain a
26 business license. Failure to obtain a Guam business license within the
27 validity period of the Temporary Business License shall result in

1 penalties established pursuant but not limited to § 70119 and § 70120
2 of this Chapter. Penalties shall not apply if the following situations
3 occur, preventing the temporary licensee from obtaining a Guam
4 business license within the validity period:

5 (i) Loss of the dwelling unit due to natural disasters,
6 health emergencies, of other Acts of God;

7 (ii) Financial distress such as bankruptcy, or probate
8 related circumstances beyond the temporary licensee's control;

9 (iii) Delays caused by government agencies; or

10 (iv) Voluntary surrender or cancellation of the
11 temporary license due to the sale of property.

12 (d) A one-time Temporary Business License shall be required
13 for each dwelling unit consistent with § 70121 of this Chapter, and shall
14 not be transferable.

15 (e) A one-time Temporary Business License shall apply only
16 to dwelling units located on an A (Rural Zone), R1 (One-Family
17 Dwelling Zone), R2 (Multiple Dwelling Zone), or C (Commercial
18 Zone) property, or M1 (Light Industrial Zone) property.

19 (f) The fee for a one-time Temporary Business License shall
20 not be less than the fee charged for a Guam business license for the
21 rental of real property.

22 (g) The one-time Temporary Business License shall mirror
23 information contained in a non-temporary business license issued by
24 the Department of Revenue and Taxation for the rental of real property,
25 provided that the word "TEMPORARY" shall be printed on the
26 Temporary Business License with emphasis.

1 (h) If a dwelling unit is found in violation of any provision of
2 Title 21 GCA Division 2 (Regulation of Real Property Uses) or any
3 health or safety regulations after a Temporary Business License is
4 issued, the Director of Revenue and Taxation shall revoke the
5 Temporary Business License of the dwelling unit issued pursuant to this
6 Section if the property owner or authorized representative fails to take
7 corrective measures within fourteen (14) calendar days following
8 receipt of the Notice of Violation, consistent with landlord compliance
9 with health and safety codes and tenant remedies outlined in § 48301
10 of Article 3, Chapter 48, 21 GCA.

11 (i) Rental agreements executed under this Section are subject
12 to 21 GCA Chapter 48, Guam Tenant and Rental Act of 2018, except
13 as may conflict with this Section.

14 (j) All provisions in Guam law relating to fair housing and
15 taxes including, but not limited to, income taxes, property taxes, gross
16 receipts taxes, insurance, and rentals shall apply, except as may conflict
17 with this Section.

18 (k) Nothing in this Section shall be construed to relieve any
19 property owner or government agency from complying with applicable
20 health and safety codes, accessibility requirements, or fair housing
21 obligations under local or federal law, including the Fair Housing Act,
22 the Americans with Disabilities Act, and Section 504 of the
23 Rehabilitation Act.”

24 **§70134. Reproduction; Certified Copies and Authentication:**

25 **Fees.**

26 The fees for the reproduction of copies, certified copies and
27 authentication for the following documents shall be as follows:

1	(a)	Copy of each business license	\$ 3.00
2	(b)	Certificate of Existence	\$10.00
3	(c)	Certificate of Good Standing	\$25.00
4	(d)	Certificate of Exemption	\$20.00
5	(e)	Fee for an authentication or certification of any	
6		documents that are filed with the	
7		General Licensing Branch:	\$10.00
8	(f)	Copy of each page of any other document that is	
9		filed with the General Licensing Branch in which	
10		the fee for each copy is not provided by law	\$1.00
11	(g)	Replacement of Corporate Certificate	\$25.00
12	(h)	Copy of any other compliance, regulatory,	
13		enforcement, testing or study guide pamphlet.	\$ 5.00”

14 **Section 3. Effective Date.** The provisions of this Act shall be effective upon
15 enactment.