

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
365-38 (LS)	Frank F. Blas, Jr.	AN ACT TO <i>ADD</i> A NEW § 61639(d) TO CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO ALLOWING HORIZONTAL PROPERTY REGIMES AND TIME SHARE OWNERSHIP UNDER THE SUMMARY ZONE CHANGE PROCESS FOR PROPERTIES ZONED TO R-2.	9/28/26 1:05 p.m. ^10/6/26 11:28 a.m.	10/8/26	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 10/8/26 10/12/26			



COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

October 12, 2026

To: **Rennae V. C. Meno**
Clerk of the Legislature

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Fiscal Note for Bill No. 365-38 (LS)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 365-38 (LS).

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly copy the same to Management Information Services (MIS) for posting on our website.



**Bureau of Budget & Management Research
Fiscal Note of Bill No. 365-38 (LS)**

AN ACT TO ADD A NEW § 61639(d) TO CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED, RELATIVE TO ALLOWING HORIZONTAL PROPERTY REGIMES AND TIME SHARE OWNERSHIP UNDER THE SUMMARY ZONE CHANGE PROCESS FOR PROPERTIES ZONED TO R-2.

Department/Agency Appropriation Information

Dept./Agency Affected: Department of Land Mangement	Dept./Agency Head: Joseph Borja (Director)
Department's General Fund (GF) appropriation(s) to date:	\$1,338,891
Department's Other Fund appropriation(s) to date: Land Survey Revolving Fund	\$2,519,784
Total Department/Agency Appropriation(s) to date:	\$3,858,675

Fund Source Information of Proposed Appropriation

	General Fund:	(Specify Special Fund):	Total:
FY 2026 Unreserved Fund Balance	\$0	\$0	\$0
FY 2027 Adopted Revenues	\$0	\$0	\$0
FY 2027 Appro. (P.L. 38-136)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

Estimated Fiscal Impact of Bill

	One Full Fiscal Year	For Remainder of FY 2027 (if applicable)	FY 2028	FY 2029	FY 2030	FY 2031
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
Special Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total 1/	\$0	\$0	\$0	\$0	\$0	\$0

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|---|------------|----------|
| 1. Does the bill contain "revenue generating" provisions? | / / Yes | / X / No |
| If Yes, see attachment | | |
| 2. Is amount appropriated adequate to fund the intent of the appropriation? | / X / N/A | / / Yes |
| If no, what is the additional amount required? \$ _____ | / / N/A | / / No |
| 3. Does the Bill establish a new program/agency? | / / Yes | / X / No |
| If yes, will the program duplicate existing programs/agencies? | / X / N/A | / / No |
| Is there a federal mandate to establish the program/agency? | / / Yes | / X / No |
| 4. Will the enactment of this Bill require new physical facilities? | / / Yes | / X / No |
| 5. Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: | / X / Yes | / / No |
| / / Requested agency comments not received by due date | / / Other: | |

Analyst: <u>Aubrey Olivia Reyes, BMA I</u>	Date: <u>10/12/2026</u>	Director: <u>Lester L. Carlson, Jr., Director</u>	Date: <u>OCT 12 2026</u>
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Notes:
1/ See attached comments.

BUREAU OF BUDGET AND MANAGEMENT RESEARCH
COMMENTS ON BILL NO. 365-38 (LS)

Bill No. 365-38 (LS) seeks to add a new §61639(d) to Chapter 61, Title 21, Guam Code Annotated, relative to allowing horizontal property regimes and time share ownership under the summary zone change process for properties zoned to R-2.

Per the proposed legislation's findings, and based on past housing symposium action reporting on housing shortage and affordability, it can be inferred that there is a need for more housing. *I Liheslatura* finds that there are programs, in addition to Public Law 38-74, that can support and enhance housing needs such as the Summary Zone Change Process. However, while the various sections of the Summary Zone Change Rules and Regulation are still applicable other sections appear outdated and hinder the objectives of addressing availability of local housing and ownership. A new §61639(d) to Chapter 61, Title 21, Guam Code Annotated to read: "§61639(d). Horizontal Property Regimes and Time Share Ownerships are allowed under the Summary Zone Change Process for properties zoned to R-2."

According to comments received by the Department of Land Management (DLM) (*see attached*), the proposed legislation is expected to have a low to moderate fiscal and operational impact on the DLM, Land Planning Division, which currently administers the Summary Zone Change Program pursuant to 21 GCA §61639. The anticipated fiscal impact to the Land Planning Division would primarily result from an increase in the number of Summary Zone Change applications and the associated staff time required to review, process, and make determinations on such applications. At this time, DLM does not have sufficient information to quantify the number of additional applications that may result. DLM anticipates that any fiscal and operational impacts would be manageable within existing resources, subject to the actual level of utilization following enactment of the legislation.

The Bureau anticipates no direct fiscal impact to the Government of Guam, should Bill No. 365-38 (LS) be enacted. The proposed legislation appears to be primarily administrative in nature, with potential indirect fiscal impacts; however, due to the lack of sufficient information from DLM, the Bureau is unable to quantify a specific financial impact at this time.



DIPATTAMENTON MINANEHAN TANO'
(Department of Land Management)
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JOSEPH M. BORJA
Director

ROSSANA SAN MIGUEL TISTON
Deputy Director

October 5, 2026

Memorandum

To: Lester L. Carlson, Jr., Director
Bureau of Budget & Management Research

From: Joseph M. Borja, Director
Department of Land Management

SUBJECT: Request for Comments/Testimony on Bill No. 365-38 (LS)

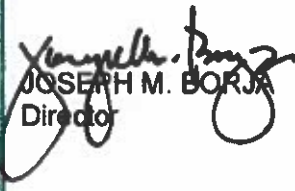
The proposed legislation is expected to have a low to moderate fiscal and operational impact on the Department of Land Management (DLM), Land Planning Division, which currently administers the Summary Zone Change Program pursuant to 21 GCA § 61639.

The legislation would expand the types of development proposals that may utilize the Summary Zone Change process by allowing Horizontal Property Regimes and Time Share Ownership for properties zoned R-2. The anticipated fiscal impact to the Land Planning Division would primarily result from an increase in the number of Summary Zone Change applications and the associated staff time required to review, process, and make determinations on such applications.

The extent of the fiscal impact will depend largely on the number of R-2 property owners who elect to utilize the Summary Zone Change process as a result of this legislation. At this time, the Department does not have sufficient information to quantify the number of additional applications that may result. The Department anticipates that any fiscal and operational impacts would be manageable within existing resources, subject to the actual level of utilization following enactment of the legislation.

Thank you for the opportunity to provide the Department's comments regarding this measure.

Senseramente,


JOSEPH M. BORJA
Director