

I Mina'trentai Siette 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
265-37 (COR) As amended by the Committee on Environment, Revenue and Taxation, Labor, Procurement, and Statistics, Research and Planning; and further amended on the Floor	Therese M. Terlaje Telo T. Taitague Joanne M. Brown Joe S. San Agustin Chris Barnett Tina Rose Muña Barnes Roy A. B. Quinata Dwayne T.D. San Nicolas Frank Blas, Jr. Christopher M. Dueñas Thomas J. Fisher Jesse A. Lujan William A. Parkinson Sabina Flores Perez Amanda L. Shelton	AN ACT TO PROVIDE TAX RELIEF TO PROPERTY OWNERS OF A, R1, R2, C, AND M1 ZONE PROPERTIES USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES AND A AND R1 ZONE UNIMPROVED PROPERTIES BY DEFERRING INCREASES IN THE PROPERTY TAX ASSESSMENTS RESULTING FROM THE 2024-2025 ISLAND-WIDE PROPERTY REVALUATION.	4/8/24 10:27 a.m.	4/11/24	Committee on Environment, Revenue and Taxation, Labor, Procurement, and Statistics, Research, and Planning	Request: 4/11/24 4/19/24	5/7/24 1:00 p.m.	5/15/24 3:36 p.m. As amended by the Committee on Environment, Revenue and Taxation, Labor, Procurement, and Statistics, Research, and Planning	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	PUBLIC LAW NO.	DATE SIGNED	NOTES	
	6/24/24	AN ACT TO PROVIDE TAX RELIEF TO PROPERTY OWNERS OF A, R1, R2, C, AND M1 ZONED PROPERTIES USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES, AND A AND R1 ZONED UNIMPROVED PROPERTIES BY DEFERRING INCREASES IN THE PROPERTY TAX ASSESSMENTS RESULTING FROM THE 2024-2025 ISLAND-WIDE REAL PROPERTY REVALUATION.	7/10/24	7/10/24	7/22/24	37-117	7/22/24	Received: 7/22/24 Messages and Communications Doc. No. 37GL-24-2390	

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

UFISINAN I MAGA'HĀGAN GUĀHAN
OFFICE OF THE GOVERNOR OF GUAM

Transmitted via Email to: speaker@guamlegislature.org

Doc Type: 37GL-24-2390
OFFICE OF THE SPEAKER
THERESE M. TERLAJE

July 22, 2024

THE HON. THERESE M. TERLAJE, *Speaker*
I Mina'trentai Siette Na Liheslaturan Guåhan
37th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

JUL 22 2024

Time: 6:40 pm
Received: [Signature]

Re: Bill No. 265-37 (COR) – AN ACT TO PROVIDE TAX RELIEF TO PROPERTY OWNERS OF A, R1, R2, C, AND M1 ZONED PROPERTIES EXCLUSIVELY FOR RESIDENTIAL PURPOSES, AND A AND R1 ZONED UNIMPROVED PROPERTIES BY DEFERRING INCREASES IN THE PROPERTY TAX ASSESSMENTS RESULTING FROM THE 2024-2025 ISLAND-WIDE REAL PROPERTY REVALUATION.

Håfa Adai Madam Speaker,


Bill 265-37 attempts to minimize the short-term impact of the upcoming revaluation of real property on Guam. Although 11 GCA § 24306 requires a revaluation every five years, it has been nearly ten years since the last revaluation. Because of this substantial delay in the revaluation, any new valuation of the property used to determine the annual property tax assessment may result in abrupt increases of the annual assessment due.

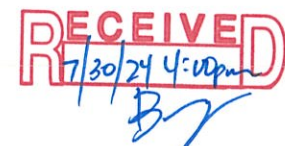
The bill's deferment of the increased assessment for certain homeowners and others is intended to assist those current property owners while the revaluation moves forward overall. The increase in the assessments will be deferred until the property is transferred outside of the owner's immediate family, the property is rezoned, or the owner is granted a new conditional use.

Easing the burden of home ownership is a priority of our administration. In this time of increasing costs, we are glad to be able to provide some good news to homeowners.

For these reasons, I sign Bill No. 265-37 into law as **Public Law 37-117**.

Senseramente,


LOURDES A. LEON GUERRERO
I Maga'hågan Guåhan
Governor of Guam



Enclosure(s): Bill No. 265-37 (COR) nka P.L. 37-117
cc via email: *Honorable* Joshua F. Tenorio, *Sigundo Maga'låhen Guåhan*, Lt. Governor of Guam
Compiler of Laws

I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN
2024 (SECOND) Regular Session

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

This is to certify that **Bill No. 265-37 (COR)**, "AN ACT TO PROVIDE TAX RELIEF TO PROPERTY OWNERS OF A, R1, R2, C, AND M1 ZONED PROPERTIES USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES, AND A AND R1 ZONED UNIMPROVED PROPERTIES BY DEFERRING INCREASES IN THE PROPERTY TAX ASSESSMENTS RESULTING FROM THE 2024-2025 ISLAND-WIDE REAL PROPERTY REVALUATION," was on the 10th day of July 2024, duly and regularly passed.

Therese M. Terlaje
Speaker

Attested:

Amanda L. Shelton
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 10th day of July, 2024, at 4:22 o'clock P.M.

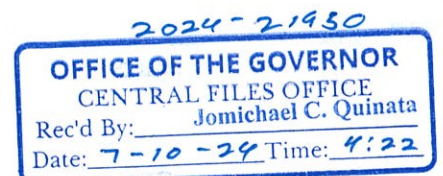
Evelyn C. Fejira
Assistant Staff Officer
Maga'håga's Office

APPROVED:

Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: JULY 22, 2024

Public Law No. 37-117



I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN
2024 (SECOND) Regular Session

Bill No. 265-37 (COR)

As amended by the Committee on Environment,
Revenue and Taxation, Labor, Procurement,
and Statistics, Research and Planning; and
further amended on the Floor.

Introduced by:

Therese M. Terlaje
Telo T. Taitague
Joanne M. Brown
Joe S. San Agustin
Chris Barnett
Tina Rose Muña Barnes
Roy A. B. Quinata
Dwayne T.D. San Nicolas
Frank Blas, Jr.
Christopher M. Dueñas
Thomas J. Fisher
Jesse A. Lujan
William A. Parkinson
Sabina Flores Perez
Amanda L. Shelton

AN ACT TO PROVIDE TAX RELIEF TO PROPERTY OWNERS OF A, R1, R2, C, AND M1 ZONED PROPERTIES USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES, AND A AND R1 ZONED UNIMPROVED PROPERTIES BY DEFERRING INCREASES IN THE PROPERTY TAX ASSESSMENTS RESULTING FROM THE 2024-2025 ISLAND-WIDE REAL PROPERTY REVALUATION.

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that *I Liheslatura* removed the funding authorization for a real property tax

1 assessment from the Fiscal Year 2024 Budget Act (Public Law 37-42) in a
2 Legislative effort to delay any adverse impact on the cost of living on Guam.

3 *I Liheslaturan Guåhan* further finds that according to the Department of
4 Revenue and Taxation, the Governor and Lieutenant Governor of Guam are moving
5 forward with an island-wide real property revaluation, reportedly having allocated
6 Two Million Dollars (\$2,000,000) from the federal American Rescue Plan Act
7 (ARPA) funds for this initiative.

8 *I Liheslaturan Guåhan* finds that Guam law mandates under § 24306 of
9 Article 3, Chapter 24, Title 11, Guam Code Annotated, that a revaluation of all
10 property values in Guam is to occur every five (5) years; and that the last such
11 revaluation was conducted approximately ten (10) years ago in 2014-2015.

12 *I Liheslaturan Guåhan* finds that the anticipated revaluation is poised to
13 inflate real property taxes for all categories, due in part to the decade that has elapsed
14 since the last assessment. This increase may significantly escalate the already high
15 cost of living on the island, and this resulting economic strain may put residential
16 landowners at risk of losing their homes and potentially exacerbate the existing
17 housing shortage.

18 Therefore, it is the intent of *I Liheslaturan Guåhan* to protect single family
19 homeowners on A, R1, R2, C, or M1 zoned properties used exclusively for
20 residential purposes, and owners of unimproved A or R1 zoned properties from a
21 substantial increase in real property taxes following the revaluation; provided, that
22 the property is not transferred after the effective date of this Act. Current reductions
23 and exemptions, including those for farmers and seniors, shall continue to apply.

24 **Section 2. Deferral of Increased Property Tax Assessment Upon the**
25 **2024-2025 Reevaluation.**

26 Notwithstanding the 2024-2025 revaluation of real property, any increase in
27 property tax assessments resulting from such revaluation shall be deferred by the

1 Department of Revenue and Taxation for the following property owners, until such
2 time as the ownership of the property is transferred to other than an immediate family
3 member, the land is rezoned, or the owner is granted a new conditional use of the
4 property:

5 (a) Single family and duplex homeowners on A (Agricultural Zone)
6 properties, R1 (One-Family Dwelling Zone), R2 (Multiple Dwelling Zone), C
7 (Commercial Zone), or M1 (Light Industrial Zone) properties used
8 exclusively for single family dwelling or duplex with or without gardening
9 and the keeping of pets for noncommercial purposes, and uses customarily
10 accessory to single family dwelling or duplex use, including home occupation
11 and private parking areas with accessory buildings and structures; and

12 (b) owners of unimproved A or R1 zoned properties.

13 **Section 3. Effective Date.** This Act shall be effective upon enactment.