



OFFICE OF SENATOR
Eulogio Shawn Gumataotao

38th Guam Legislature | *I Mina'trentai Ocho Na Liheslaturan Guåhan*

Legislation Expanding Housing Inventory Through Temporary Business License Authorization Moves Forward

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A public hearing was held today on Senator Shawn Gumataotao's Bill 125 allowing a residential unit, such as a single-family home or apartment or condominium unit, to be rented out if the property meets inspection requirements established by a Certified Home Inspector authorized by the Government of Guam.

Bill 125 recognizes a similar effort by the previous legislature which was intended to help all types of businesses open up before they finalize what was described at the time as a tedious business license process – thereby encouraging new upstart companies and strengthening the economy.

Senator Gumataotao's proposal, developed in cooperation with the Guam Association of Realtors, specifically addresses the housing needs of individuals and families across our island.

"If approved, this measure will help alleviate Guam's housing shortage by creating opportunities for property owners to rent out their residential units under the authority of a temporary business license," said Senator Gumataotao. "Through this Bill, property owners will be able to generate income by providing other families with safe and affordable housing options."

Senator Gumataotao's legislation provides an option for property owners to rent out their homes – a decision that comes with responsibilities that are no less important than those tied to a non-temporary business license. All provisions in Guam law relating to fair housing and taxes including income taxes, property taxes, gross receipts taxes, insurance, and rentals would apply to temporary business licenses, and the Government of Guam shall not be held liable for any injury, death, or legal or financial obligation arising from a rental unit temporarily licensed under the proposed law.

The bill provides that if a residential unit is found in violation of any of Guam's real property use laws or any health or safety regulations after a temporary business license is issued, the temporary business license shall be immediately revoked.

"Bill 125 is a responsible proposal to help expand housing inventory especially in the face of rising rent costs," said Senator Gumataotao. "With our island challenged with a limited number of residential units and rental prices the way they are right now, this legislature must be open to policy ideas like Bill 125 which is developed to help working families access additional single-family homes and apartment and condominium units."

For more information, please contact Senator Gumataotao's office at (671) 647-1409/1411 or via email at office.senatorshawn@guamlegislature.gov.