

I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2015 (First) Regular Session

Bill No. 196 -33(LS)

Introduced by:

T.C. Ada 

**AN ACT TO TRANSFER FOUR HUNDRED (400) PLUS
LOTS WHICH HAVE LAPSED INTO FORECLOSURE
FROM ALL THE “LAND FOR THE LANDLESS”
SUBDIVISIONS AND ALL OTHER SUCH
SUBDIVISIONS TO THE CHAMORRO LAND TRUST
COMMISSION’S AVAILABLE LANDS INVENTORY
FOR CHAMORRO HOMELANDS.**

2015 OCT 20 PM 4:30

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan*
3 *Guåhan* finds that P.L. 14-138 first conceived the *Land for the Landless*
4 *Program* on August 25, 1978. Afterwards, more Public Laws were enacted
5 to provide more than 1,650 residential lots in As-Tumbo-Dededo, Agafu
6 Gumas-Yigo, As-Lucas-Talofofu, Tract 104-Machanag/As-Pailo-Umatac,
7 Tract 3241-Umatac, Iya-Inarajan, Malojloj-Inarajan, Tract 9210-Yigo,
8 Umang-Agat, Pagachao-Agat, Kaiser-Piti, and Pigua-Merizo that have
9 benefited more than 980 families. Furthermore, appropriations from the
10 Public Laws have procured the infrastructure, the surveying, and the
11 mapping services required for most of these land registered residential
12 subdivisions.

13 *I Liheslaturan Guåhan* further finds that the residential lots were sold for
14 \$2,500 over a 10-year contract period. Unfortunately, some contracts were
15 not completed for a variety of reasons. There remains more than 400

1 expired unpaid *Land for the Landless* accounts, which contracts have since
2 lapsed into foreclosure leaving the valuable lots undeveloped, unused and
3 left idle outside of the real property tax base but within the titled residential
4 subdivisions.

5 *I Liheslaturan Guåhan* further finds that P.L. 23-39 terminated the *Land*
6 *for the Landless Programs and Subdivisions* in Yigo, Dededo, and Agat.
7 Therefore, the expired agreements of these government lands are no longer
8 ‘*dedicated to a specific public use by law, and are hereby designated as*
9 *available lands*’ for the use of the Chamorro Land Trust Commission
10 pursuant to § 75104(a) and § 75105(a) Title 21, Chapter 75 GCA.

11 *I Liheslaturan Guåhan* intends to transfer all expired un-consummated
12 contracts for lots in all the *Land for the Landless* subdivisions and all other
13 such subdivisions into the Chamorro Land Trust Commission’s Available
14 Lands Inventory for Chamorro Homelands. These subdivisions, throughout
15 the Island, are intended for residential leasing and will become valuable
16 assets for the Beneficiaries of the Chamorro Land Trust. Certain lots within
17 these subdivisions may not be suitable for residential use due to their
18 topography or geological characteristics and their use is at the discretion of
19 the Commission. The Commission, though, is highly encouraged to
20 consider Community Gardens, Green Space, Park Space and Conservation
21 Areas in their consideration for the use of these such lots and areas.

22 **Section 2. Transfer of Lots and Subdivisions to the Chamorro**
23 **Land Trust, Chamorro Homelands.**

24 The Department of Land Management is hereby directed to transfer all
25 titles and maps of ALL *Land for the Landless* subdivisions and lots and ALL
26 other such Subdivisions and lots created by Public Law, which contracts
27 have since expired, or are unsold, and/or foreclosed to the Chamorro Land

1 Trust Commission's Available Lands Inventory. These lots are now
2 declared Chamorro Homelands.

3 **Section 3. Exemption.** § 2107 of Title 2, Guam Code Annotated
4 and the Standing Rules of *I Mina Trentai Tres Na Liheslaturan Guåhan*
5 relative to the appraisals of land *shall* not apply to this Act.

6 **Section 4. Effective Date.** This act *shall* take effect upon
7 enactment.

8 **Section 5. Severability.** If any provision of this law or its
9 application to any person or circumstance is found to be invalid or contrary
10 to law, such invalidity *shall not* affect other provisions or applications of this
11 law, which can be given effect without the invalid provisions or applications
12 and to this end the provisions of this act are severable.