

MINA' BENTE NUEBI NA LIHESLATURAN GUAHAN
2008 (SECOND) Regular Session

Bill No. 309(EC)

Introduced by:

T.R. Muna Barnes

D.L.G. Shimizu

2008 JUN -3 PM 3:08

**AN ACT TO AMEND SUBSECTION (a) OF SECTION 61103
OF CHAPTER 61 OF 21GCA RELATIVE TO RE-
DEFINING "ACCESSORY BUILDING"**

Legislative Findings. I Liheslaturan Guahan finds that presently on Guam, it is illegal for any homeowner to construct any form of building, garage, gazebo, patio, and/or porch in their front yard, that is separate from their main home. While there are safety and aesthetic concerns, it is unreasonable to assume that homeowners can't erect a simple patio, gazebo, or garage in their front yard, especially if they have the space to construct such a building.

I Liheslaturan further finds that the present definition of "Accessory Building" is vague, and confusing, and does not truly represent the intent of disallowing an Accessory Building in front yards.

Therefore, it is the intent of I Liheslaturan Guahan to redefine "Accessory Building" to clearly define it as a separate dwelling area over 400 square feet, essentially a 20ft. by 20ft. structure.

Section 1. Subsection (a) of Section 61103 of Chapter 61 of 21 GCA is hereby amended to read:

"(a) Accessory Building. A detached subordinate building located on the same lot with a main building, the use of which ~~is~~ shall be for dwelling or

residential purposes and containing an area over four-hundred (400) square feet. customarily secondary to that of the main building or to the use of the land.”