

*I Mina'trentai Sais Na Liheslaturan Guåhan*  
**BILL STATUS**

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES	NOTES
154-36 (COR)	V. Anthony Ada James C. Moylan Christopher M. Dueñas Frank Blas Jr.	AN ACT TO ADD A NEW SUBARTICLE 3 TO ARTICLE 1, CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED RELATIVE TO ALLOWING THE CONSTRUCTION OF ACCESSORY DWELLING UNITS (ADU) TO RESIDENTIALLY ZONED LOTS.	6/17/21 12:28 p.m.						

*I MINA'TRENTAI SAIS NA LIHESLATURAN GUÅHAN*  
**2021 (FIRST) Regular Session**

Bill No. **154-36 (COR)**

V. Anthony Ada   
James C. Moylan   
Christopher M. Dueñas   
Frank Blas Jr. 

**AN ACT TO *ADD* A NEW SUBARTICLE 3 TO ARTICLE  
1, CHAPTER 61, TITLE 21, GUAM CODE ANNOTATED  
RELATIVE TO ALLOWING THE CONSTRUCTION OF  
ACCESSORY DWELLING UNITS (ADU) TO  
RESIDENTIALLY ZONED LOTS.**

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

2 **Section 1.** A new Subarticle 3 is *added* to Article 1, Chapter 61, 21 GCA to  
3 read as follows:

4  
5 **Subarticle 3**

6 **Accessory Dwelling Units**

7 **§ 61151. Purpose**

8 The purpose of this Subarticle is to allow homeowners to construct a  
9 residential apartment on their house lots, inclusive of those zoned residential (R1),  
10 that allow adult relatives the enjoy independent living separate from the occupants  
11 of the main home. It is intended to be an affordable alternative to assisted living and  
12 other senior home businesses that are not yet available on a scale to meet the  
13 demands of Guam's aging population.

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15 **§ 61152. Accessory Dwelling Units: defined.**

16 An *Accessory Dwelling Units* (ADU) is a small apartment-like space on the  
17 same lot as, detached or attached to, a single-family home.

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**§ 61153. Accessory Dwelling Units: design limitations.**

An ADU may:

- (a) be a studio or one-bedroom unit with at least one (1) full bathroom and a kitchen,
- (b) share utilities with the main house or utilities may be billed separately (separate meter), provided that the ADU complies with the standards set by the utilities,
- (c) be covered under the same homeowner’s insurance policy as the main home or separately, at the option of the homeowner,
- (d) not be sold separate and apart from the main home,
- (e) subject to the setback requirements for the zone designation of the subject lot, and
- (f) nothing herein is intended to waive any wastewater or environmental impact requirements in Public Law, Guam Administrative Rules and Regulations or Federal Law.

**§ 61154. Common or separate utilities options.**

An ADU may, at the option of the owner, share electrical, plumbing, data networking and telecommunications assets with the main home. Such share is subject to the requirements of the Guam building codes.

**§ 61155. Rental of in-law suite allowed.**

Nothing herein is intended to prevent the homeowner from renting or leasing ADU subject to the following conditions:

- (a) that the rental of the ADU be limited to relatives within one (1) degree of consanguinity or affinity, or

1           (b) if the lot that the ADU is built on is zoned *residential* (R1) that the lessor  
2 obtains a *conditional use permit* from the Guam Land Use Commission prior to  
3 leasing the unit to a person not defined by subsection §61155(a), *supra*.