

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
228-37 (COR)	Therese M. Terlaje	AN ACT TO AMEND § 75A109(a) OF CHAPTER 75A, TITLE 21, GUAM CODE ANNOTATED RELATIVE TO SUCCESSORS TO CHAMORRO LAND TRUST LEASES.	1/5/24 9:35 a.m.						

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

Bill No. 228-37 (COR)

Introduced by:

Therese M. Terlaje *TMT*

**AN ACT TO AMEND § 75A109(a) OF CHAPTER 75A, TITLE 21,
GUAM CODE ANNOTATED RELATIVE TO SUCCESSORS TO
CHAMORRO LAND TRUST LEASES.**

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

2 **Section 1.** § 75A109(a) of Chapter 75A, Title 21, Guam Code Annotated is
3 hereby *amended* to read:

4 **§ 75A109. Successors to Lessees.**

5 (a) (1) Upon the death of the lessee, his interest in the tract or tracts and
6 the improvements thereon, including growing crops (either on the tract or in
7 any collective contract or program to which the lessee is a party by virtue of
8 his interest in the tract or tracts), shall vest in the relatives of the decedent
9 as provided in this paragraph. From the following relatives of the lessee,
10 husband and wife, children, grandchildren, widows, or widowers
11 of the brothers and sisters, or nieces and nephews, the lessee shall designate
12 the person or persons to whom he directs his interest in the tract or tracts to
13 vest upon his death. Such person or persons must be qualified to be a lessee
14 of Chamorro Land Trust Property; provided, that such person or persons need
15 not be eighteen (18) years of age; provided, further, however, that, if the
16 person designated by the lessee:

17 (A) is the lessee's spouse;

1 (B) has been married to the lessee for at least the past seven (7)
2 years;
3 (C) is residing on the property with the lessee in a structure that
4 has been approved as a residence at the time of the lessee's death;
5 and
6 (D) is not an eligible beneficiary as defined under this Act, such
7 person shall, upon the death of the lessee, receive a life estate in
8 the remainder of the lease, and upon termination of the life estate,
9 assignment of the lessee's remaining interest in the lease shall be
10 governed by the applicable provisions of the Chamorro Land
11 Trust Act as if the lessee had died without designating
12 his or her spouse as a beneficiary.