

GUAM CODE ANNOTATED

TITLE 21

REAL PROPERTY

UPDATED THROUGH P.L. 37-114

(JULY 22, 2024)

21 GCA REAL PROPERTY
TABLE OF CONTENTS

TITLE 21
REAL PROPERTY

DIVISION 1
OWNERSHIP OF REAL OR IMMOVABLE PROPERTY

Chapter 1	Property in General
Article 1	Nature of Property §§ 1101-1108
Article 2	Ownership §§ 1201-1279
Article 3	Rights of Owners §§ 1301-1302
Article 4	Termination of Ownership §§ 1401-1404
Article 5	General Definitions §§ 1501-1502
Chapter 2	General Provisions § 2101
Chapter 3	Estates in General §§ 3101-3121
Chapter 4	Transfer of Real Property
Article 1	Mode of Transfer §§ 4101-4106
Article 2	Effect of Transfer §§ 4201-4212
Article 3	Tax Exempt Property § 4301
Chapter 5	Termination of Estates §§ 5101-5105
Chapter 6	[Vacant]
Chapter 7	Servitudes §§ 7101-7111
Chapter 8	[Vacant]
Chapter 9	Rights of Owners
Article 1	Incidents of Ownership §§ 9101-9110
Article 2	Boundaries §§ 9201-9206

21 GCA REAL PROPERTY
TABLE OF CONTENTS

Chapter 10	[Vacant]
Chapter 11	Obligations of Owners §§ 11101-11104
Chapter 12	[Vacant]
Chapter 13	Uses and Trusts §§ 13101-13115
Chapter 14	[Vacant]
Chapter 15	Eminent Domain - Government's Power §§ 15101-15112
Chapter 16	[Vacant]
Chapter 17	Relocation Assistance Act §§ 17101-17118
Chapter 18	[Vacant]
Chapter 19	Occupancy §§ 19101-19102
Chapter 20	Accession to Real Property §§ 20101-20106
Chapter 21	Forcible Entry and Detainer §§ 21101-21120
Chapter 22	[Vacant]
Chapter 23	Actions for Nuisance, Waste, and Willful Trespass §§ 23101-23105
Chapter 24	[Vacant]
Chapter 25	Actions to Determine Conflicting Claims to Real Property, and Other Provisions Relating to Actions Concerning Real Estate §§ 25101-25114
Chapter 26-28	[Vacant]
Chapter 29	Land Title Registration §§ 29101-29206
Chapter 30	[Vacant]
Chapter 31	What May Be Recorded §§ 31101-31106
Chapter 32	[Vacant]
Chapter 33	Proof and Acknowledgments of Instruments §§ 33101-33125
Chapter 34	[Vacant]
Chapter 35	Uniform Recognition of Acknowledgments Act §§ 35101-35109

21 GCA REAL PROPERTY
TABLE OF CONTENTS

Chapter 36	[Vacant]
Chapter 37	Effect of Recording or of the Want Thereof §§ 37101-37105
Chapter 38	[Vacant]
Chapter 39	Marketable Title Act §§ 39101-39113
Chapter 40	[Vacant]
Chapter 41	Unlawful Transfers §§ 41101-41105
Chapter 42	[Vacant]
Chapter 43	Homesteads
Article 1	General Provisions §§ 43101-43125
Article 2	Homestead of the Head of a Family §§ 43201-43205
Article 3	Homestead of Other Persons §§ 43301-43304
Article 4	Married Person's Separate Homestead §§ 43401-43405
Chapter 44	[Vacant]
Chapter 45	Horizontal Property Act §§ 45101-45155
Chapter 46	[Vacant]
Chapter 47	Time-Share Ownership
Article 1	General Provisions §§ 47101-47105
Article 2	Creation, Termination and Management §§ 47201-47207
Article 3	Protection of Purchasers §§ 47301-47310
Article 4	Administrative and Registration §§ 47401-47407
Article 5	Financing §§ 47501-47503
Chapter 48	Guam Landlord and Tenant Rental Act of 2018
Article 1	General Provisions §§ 48101-48105
Article 2	Landlord/Tenant Obligations §§ 48201-48206
Article 3	Tenant Remedies §§ 48301-48307

**21 GCA REAL PROPERTY
TABLE OF CONTENTS**

Article 4	Landlord Remedies §§ 48401-48405
Article 5	Guam Safe Housing Act of 2020 §§ 48501-48506
Chapter 49-59	[Vacant]

**DIVISION 2
REGULATION OF REAL PROPERTY USES**

Chapter 60	Land Management
Article 1	General Provisions §§ 60101-60115
Article 2	Agricultural Land [Repealed]
Article 3	Land Records §§ 60301-60321
Article 4	Planning §§ 60401-60411
Article 5	Uniform Triangulation System §§ 60501-60519
Article 6	Survey of Government Land §§ 60601-60612
Article 7	Confirmation of Public Rights §§ 60701-60703
Article 8	Area Replatting §§ 60801-60806
Article 9	DLM Building Construction Fund §§ 60900-60911
Chapter 61	Zoning Law
Article 1	General Provisions §§ 61101-61139
Article 2	Establishment of Zones and Boundaries §§ 61201-61219
Article 3	Use Regulations §§ 61301-61313
Article 4	Height Regulations §§ 61401-61402
Article 5	Yard and Area Regulations §§ 61501-61566
Article 6	Administration and Enforcement §§ 61601-61670
Chapter 62	Subdivision Law
Article 1	General Provisions §§ 62101-62112

**21 GCA REAL PROPERTY
TABLE OF CONTENTS**

Article 2	Procedure for Subdividing Land §§ 62201-62209
Article 3.	Lot Parcelling and Agricultural Subdivisions §§ 62301-62306
Article 4	Requirements for Plans and Maps §§ 62401-62402
Article 5	Improvements §§ 62501-62504
Article 6	Variances and Appeals §§ 62601-62604
Article 7	Penalties, Amendments, Interpretation and Separability §§ 62701-62703
Chapter 63	Guam Territorial Seashore Protection Act of 1974 §§ 63101-63112
Chapter 64	Ocean Shores: Territory Beach Areas §§ 64101-64111
Chapter 65	Public Access to the Ocean Shore §§ 65101-65109
Chapter 66	Building Law
Article 1	General Provisions §§ 66101-66120
Article 2	Application for Permit; Permit §§ 66201-66214
Article 3	Certificate of Occupancy §§ 66301-66307
Article 4	Building Inspection §§ 66401-66409
Article 5	Unsafe Structures §§ 66501-66508
Article 6	Territorial Land Use Commission §§ 66601-66615
Article 7	Amendments to the Building Code §§ 66701-66702
Chapter 67	The Building Code
Article 1	General Standards §§ 67101-67105
Article 2	Elevator Installations §§ 68201-68219
Article 3	Boiler Installation §§ 69301-69304
Article 4	Housing Code §§ 67401-67422 [Repealed]

21 GCA REAL PROPERTY
TABLE OF CONTENTS

Chapter 68	Use and Development of Government and Other Land
Article 1	Land Use Permits §§ 68101-68103
Article 2	<i>Talo 'fo 'fo'</i> Subdivision §§ 68201-68205
Article 3	<i>Machananao</i> Subdivision § 68301
Article 4	Guam Penitentiary Site §§ 68401-68408
Article 5	Judicial Building Site § 68501
Article 6	Southern Development Master Plan §§ 68601-68612
Article 7	Agricultural Leases [Repealed] §§ 68701-68714
Article 8	Government Subdivisions § 68801
Article 9	<i>Dededo</i> Buffer Strip Leases § 68901
Article 10	<i>Ritidian</i> Point Land - Self Determination §§ 681001-681002
Article 11	Miscellaneous Government Land Transactions §§ 681101-681103
Article 12	Guam Flood Survey and Mitigation Plan § 681201
Article 13	<i>Manenggon</i> Memorial §§ 681301-681302
Article 14	Return of Unused Properties §§ 681401-681407
Article 15	Transfer Title of Lot No. 5397, Municipality of <i>Mangilao</i> , to the University of Guam §§ 681501-681504
Chapter 69	Improvement District Law §§ 69101-69130
Chapter 70	Contractors §§ 70100-70123
Chapter 71	Underground Utility Damage Prevention §§ 71101-71110
Chapter 72-74	[Vacant]
Chapter 75	Chamorro Land Trust Commission §§ 75101-75125
Chapter 75A	Chamorro Land Trust Commission – Effective Jan. 1, 2021
Article 1	Chamorro Land Trust Commission §§ 75A100-75A125

21 GCA REAL PROPERTY
TABLE OF CONTENTS

Article 2	Guam Undersea Access for Homes Act (GUAHA) §§ 75A201-75A212
Chapter 76	Historical Objects and Sites
Article 1	General Provisions §§ 76101-76115
Article 2	Conservation of Archaeological Resources §§ 76201-76214
Article 3	Protection and Recovery of Underwater Historic Property and Sites §§ 76301-76307
Article 4	Guam Institute of Spanish-Chamorro Culture [Repealed]
Article 5	Preservation Procedures to Guide Territorial Agencies §§ 76501-76512
Article 6	Guam Preservation Trust §§ 76601-76609
Chapter 77	Parks and Recreation
Article 1	Parks and Recreation §§ 77101-77133
Article 2	Park Protection Section §§ 77201-77209
Article 3	Historic Preservation §§ 77301-77304
Chapter 78	Miscellaneous Agencies
Article 1	Guam Ecology Corps §§ 78101-78108
Article 2	Grand Prix Racing Commission §§ 78200-78209
Chapter 79	<i>Hagåtña</i> Restoration and Redevelopment Act
Article 1	<i>Hagåtña</i> Restoration and Redevelopment §§ 79101-79104
Article 2	Declaration of Policy §§ 79201-79202
Article 3	Establishment and Plan §§ 79301-79304
Article 4	Bonds §§ 79401-79404
Article 5	Real Property Tax on Improvements § 79501
Article 6	Guam Capital District §§ 79601-79607
Chapter 80	Guam Ancestral Lands Commission §§ 80101-80106
Chapter 81	Government of Guam ADA Compliance Act of 2023 §§ 81101-81107

**21 GCA REAL PROPERTY
TABLE OF CONTENTS**

Chapter 82-99 [Vacant]

**DIVISION 3
REAL ESTATE LAW**

Chapter 100 General Provisions
 §§ 100101-100117

Chapter 101 [Vacant]

Chapter 102 Administration

 Article 1 Real Estate Commission
 §§ 102101-102112

 Article 2 Real Estate Commissioner
 §§ 102201-102212

 Article 3 Hearings
 §§ 102301-102304

Chapter 103 [Vacant]

Chapter 104 Real Estate Regulations

 Article 1 Scope of Regulations
 §§ 104101-104121

 Article 2 Real Estate Licenses
 §§ 104201-104231

 Article 3 Disciplinary Actions
 §§ 104301-104310

 Article 4 Fees
 §§ 104401-104427
