

TWENTY-FOURTH NORTHERN MARIANAS COMMONWEALTH

LEGISLATURE

IN THE HOUSE OF REPRESENTATIVES

May 15, 2025
Seo. Sps _____ SESSION, 2025 H. L. B. *24-11*

**A LOCAL BILL FOR AN ACT
FOR THE THIRD SENATORIAL DISTRICT**

To amend the Saipan Zoning Law of 2013, Section 1211 concerning nonconforming auto rental offices with vehicles, for enhanced industry clarity and infrastructure utilization in the Third Senatorial District; and for other purposes.

BE IT ENACTED BY THE THIRD SENATORIAL DISTRICT

**DELEGATION PURSUANT TO CHAPTER 4, DIVISION 1, TITLE 1 OF
THE COMMONWEALTH CODE:**

1 **SECTION 1. FINDINGS.**

2 The Delegation finds that the restructuring of the Garapan Paseo de
3 Marianas, including roadway reconstruction within the Garapan Core, Garapan
4 East, and Tourist Resort zoning districts, has created new parking opportunities.
5 Newly constructed parking stalls and curb-side parking areas have opened access
6 to business establishments. Consequently, auto rental offices with on-site rental
7 vehicles in these districts will no longer be considered in violation of the Saipan
8 Zoning Law. Given these findings, the Delegation concludes that Section 1211 of

1 the Saipan Zoning Law of 2013, regarding nonconforming auto rental offices with
2 vehicles, should be deleted in its entirety. Upon this amendment becoming law,
3 courtesy violation notices will be suspended, effectively addressing Section 1211
4 regarding nonconforming auto rental offices with vehicles under the Saipan Zoning
5 Law of 2013.

6 Therefore, the purpose of this Act is to further amend the Saipan Zoning
7 Law of 2013, Section 1211 concerning nonconforming auto rental offices with
8 vehicles, for enhanced industry clarity and infrastructure utilization in the Third
9 Senatorial District; and for other purposes.

10 **SECTION 2. AMENDMENT.**

11 Saipan Zoning Law of 2013, Article 12. Nonconforming and Public
12 Nuisances, Section 1211 Nonconforming Auto Rental Office with Vehicles, is
13 hereby deleted in its entirety:

14 ~~“Section 1211 Nonconforming Auto Rental Office with Vehicles~~

15 ~~(a) Purpose. It is important for a community to have a clean environment~~
16 ~~and be generally clear of public nuisances, eyesores, and unhealthy~~
17 ~~conditions. A number of auto rental establishments have operated in~~
18 ~~congested areas with rental vehicles stored on site. These have~~
19 ~~threatened the public safety through traffic congestion, insufficient~~
20 ~~space for sidewalks, and accumulation of inoperable vehicles. The~~
21 ~~Board determines that this is a public nuisance. It is therefore the~~

1 purpose and the intent of this Section to encourage a clean, healthy, and
2 safe environment by restricting the staging, storage, and service of
3 vehicles in these areas.

4 **(b)** ~~Any legally established auto rental office that is staging or storing rental~~
5 ~~vehicles in a location where such business would not be permitted as a~~
6 ~~new business under the Law shall be considered a nonconforming use,~~
7 ~~and treated as a public nuisance.~~

8 **(c)** ~~Within 2 years of the effective date of this Law, all nonconforming auto~~
9 ~~rental offices shall be required to stage and store all rental vehicles~~
10 ~~outside of the Garapan Core, Garapan East, and Tourist Resort zoning~~
11 ~~districts.”~~

12 **SECTION 3. SEVERABILITY.**

13 If any provision of this Act or the application of any such provision to any
14 person or circumstance should be held invalid by a court of competent jurisdiction,
15 the remainder of this Act or the application of its provisions to persons or
16 circumstances other than those to which it is held invalid shall not be affected
17 thereby.

18 **SECTION 4. SAVINGS CLAUSE.**

19 This Act and any repealer contained herein shall not be construed as
20 affecting any existing right acquired under contract or acquired under statutes
21 repealed or under any rule, regulation or order adopted under the statutes.

1 Repealers contained in this Act shall not affect any proceeding instituted under or
2 pursuant to prior law. The enactment of the Act shall not have the effect of
3 terminating, or in any way modifying, any liability, civil or criminal, which shall
4 already be in existence on the date this Act becomes effective.

5 **SECTION 5. EFFECTIVE DATE.**

6 This Act shall take effect upon its approval by the Governor or its becoming
7 law without such approval.

Prefiled: 5/15/2025

Date: _____

Introduced by: _____

Rep. Joseph A. Flores

Reviewed for legal sufficiency by:

John S. Day
House Legal Counsel

