

Honolulu, Hawaii

FEB 07 , 2025

RE: H.B. No. 224
H.D. 1

Honorable Nadine K. Nakamura
Speaker, House of Representatives
Thirty-Third State Legislature
Regular Session of 2025
State of Hawaii

Madame:

Your Committee on Consumer Protection & Commerce, to which
was referred H.B. No. 224 entitled:

"A BILL FOR AN ACT RELATING TO PROPERTY RIGHTS,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Establish a procedure for the immediate removal of an unlawful occupant of a dwelling or premises with assistance from law enforcement;
- (2) Specify that unlawful occupants of dwellings or premises are liable for damages to the dwellings or premises; and
- (3) Including under the offense of criminal property damage in the second degree the intentional or knowing damage to a dwelling or property therein in excess of \$999 from an unlawful trespasser.

Your Committee received testimony in support of this measure from the Grassroot Institute of Hawaii; Hawai'i Association of REALTORS; and four individuals. Your Committee received testimony in opposition to this measure from the Department of the Attorney General; Office of the Public Defender; Honolulu Police Department; and one individual.



Your Committee finds that squatting occurs when an unlawful occupant resides in an abandoned, vacant, or unoccupied property. During this time, squatters can cause significant property damage or engage in activities that pose safety risks to property owners, real estate professionals, and the surrounding community. In some cases, squatters have even presented fraudulent rental agreements, forcing property owners and real estate professionals into a lengthy and costly eviction process. This measure establishes a procedure for the timely removal of an unlawful occupant.

Your Committee has amended this measure by:

- (1) Deleting the condition that there be no pending or ongoing litigation related to the dwelling or premises between the owner and any known unauthorized person, for the removal of the unauthorized person;
- (2) Specifying that the submission of a fraudulent complaint or knowing inclusion of false information in a complaint resulting in the removal of a rightful occupant is the offense of instigation of wrongful removal, which is a misdemeanor, rather than specifying that those actions are the offense of perjury;
- (3) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (4) Making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 224, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 224, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.



Respectfully submitted on
behalf of the members of the
Committee on Consumer
Protection & Commerce,



SCOT Z. MATAYOSHI, Chair



HBGR 251

Bill/Resolution No.: HB 224	Committee Referral: CPC, JHA	Date: 1/30/25		
<input type="checkbox"/> The committee is reconsidering its previous decision on the measure.				
The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit)				
CPC Members	Ayes	Ayes (WR)	Nays	Excused
1. MATAYOSHI, Scot Z. (C)	✓			
2. CHUN, Cory M. (VC)	✓			
3. ILAGAN, Greggor	✓			
4. ICHIYAMA, Linda	✓			
5. IWAMOTO, Kim Coco	✓			
6. KONG, Sam Satoru	✓			
7. LOWEN, Nicole E.	✓			
8. MARTEN, Lisa	✓			
9. TAM, Adrian K.	✓			
10. PIERICK, Elijah	✓			
TOTAL (10)	10			
The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s)				
Vice Chair's or designee's signature: _____				
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO				