

STAND. COM. REP. NO.

1354

Honolulu, Hawaii

MAR 18 , 2025

RE: S.B. No. 31
S.D. 2
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 Housing, to which was referred S.B. No. 31,
S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO PROPERTY,"

begs leave to report as follows:

The purpose of this measure is to authorize a person who discovers a recorded discriminatory restrictive covenant on real property to take certain actions, without liability, to invalidate the covenant.

Your Committee received testimony in support of this measure from Hawai'i Civil Rights Commission and one individual. Your Committee received comments on this measure from the Uniform Law Commission.

Your Committee finds that discriminatory restrictive covenants, which limit housing opportunities based on race, sex, sexual orientation, and other protected characteristics, perpetuate inequality and hinder fair access to housing. This measure seeks to rectify past injustices by invalidating these covenants, providing a clear process for their identification, and ensuring that real property records reflect the values of justice and equal protection under the law.

2025-2552 SB31 HD1 HSCR HMSO



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Your Committee has amended this measure by:

- (1) Changing the effective date to July 1, 3000, to encourage further discussion; and
- (2) 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 Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 31, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 31, S.D. 2, H.D. 1, and be referred to your Committee on Judiciary & Hawaiian Affairs.

Respectfully submitted on
behalf of the members of the
Committee on Housing,

ZNC

LUKE A. EVSLIN, Chair



HSCR 1754

Bill/Resolution No.: SB31 SD2		Committee Referral: HSG, JHA		Date: 3/12/25	
<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)					
HSG Members		Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)		✓			
2. MIYAKE, Tyson K. (VC)		✓			
3. COCHRAN, Elle					✓
4. GRANDINETTI, Tina Nakada		✓			
5. KILA, Darius K.		✓			
6. KITAGAWA, Lisa		✓			
7. LA CHICA, Trish		✓			
8. MURAOKA, Christopher L.		✓			
9. PIERICK, Elijah		✓			
TOTAL (9)		8	0	0	1
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: <u>Tyson Miyake</u>					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					