

Honolulu, Hawaii

FEB 28 2025

RE: S.B. No. 31  
S.D. 2

Honorable Ronald D. Kouchi  
President of the Senate  
Thirty-Third State Legislature  
Regular Session of 2025  
State of Hawaii

Sir:

Your Committees on Commerce and Consumer Protection and  
Judiciary, to which was referred S.B. No. 31, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO PROPERTY,"

beg leave to report as follows:

The purpose and intent of this measure is to:

- (1) Allow a person who discovered a recorded discriminatory restrictive covenant to take certain actions to invalidate the covenant, without liability; and
- (2) Define discriminatory restrictive covenant.

Your Committees received testimony in support of this measure from the Hawai'i Civil Rights Commission and one individual.

Your Committees find that discriminatory restrictive covenants violate the rights and protections of certain protected classes. The State's people have the right to fair, safe housing environments, but discriminatory restrictive covenants on real property infringe on this right. Therefore, this measure expands the protections available in the State by allowing a person who discovers a discriminatory restrictive covenant to take certain actions to invalidate it without liability.

Your Committees have amended this measure by:



- (1) Inserting an effective date of July 1, 2050, to encourage further discussion; and
- (2) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the records of votes of the members of your Committees on Commerce and Consumer Protection and Judiciary that are attached to this report, your Committees are in accord with the intent and purpose of S.B. No. 31, S.D. 1, as amended herein, and recommend that it pass Third Reading in the form attached hereto as S.B. No. 31, S.D. 2.

Respectfully submitted on  
behalf of the members of the  
Committees on Commerce and  
Consumer Protection and  
Judiciary.



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KARL RHOADS, Chair



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JARETT KEOKALOLE, Chair



The Senate  
Thirty-Third Legislature  
State of Hawai'i

**Record of Votes**  
**Committee on Commerce and Consumer Protection**  
**CPN**

Bill / Resolution No.:* <div style="font-size: 1.2em; font-family: cursive;">SB 31 SD 1</div>	Committee Referral: <div style="font-size: 1.2em; font-family: cursive;">HOU, CPN/JDC</div>	Date: <div style="font-size: 1.2em; font-family: cursive;">2/24/25</div>		
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____				
The Recommendation is: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> <input type="checkbox"/> Pass, unamended 2312         </div> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, with amendments 2311         </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310         </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313         </div> </div>				
Members	Aye	Aye (WR)	Nay	Excused
KEOHOKALOLE, Jarrett (C)	✓			
FUKUNAGA, Carol (VC)	✓			
MCKELVEY, Angus L.K.	✓			
RICHARDS, III, Herbert M. "Tim"	✓			
AWA, Brenton			✓	
<b>TOTAL</b>	4		1	
Recommendation: <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input checked="" type="checkbox"/> Adopted         <input type="checkbox"/> Not Adopted         </div>				
Chair's or Designee's Signature: <div style="font-size: 1.2em; font-family: cursive; margin-top: 10px;">Carol Fukunaga</div>				
Distribution: <div style="display: flex; justify-content: space-between; font-size: 0.8em; margin-top: 5px;"> <span>Original File with Committee Report</span> <span>Yellow Clerk's Office</span> <span>Pink Drafting Agency</span> <span>Goldenrod Committee File Copy</span> </div>				

**\*Only one measure per Record of Votes**

The Senate  
Thirty-Third Legislature  
State of Hawai'i

**Record of Votes  
Committee on Judiciary  
JDC**

Bill / Resolution No.:*	Committee Referral:	Date:										
SB 31, SD 1	HOU, CDN/JDC	2/21/25										
<input type="checkbox"/> The Committee is reconsidering its previous decision on this measure. If so, then the previous decision was to: _____												
The Recommendation is: <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;"> <input type="checkbox"/> Pass, unamended 2312         </div> <div style="text-align: center;"> <input checked="" type="checkbox"/> Pass, with amendments 2311         </div> <div style="text-align: center;"> <input type="checkbox"/> Hold 2310         </div> <div style="text-align: center;"> <input type="checkbox"/> Recommit 2313         </div> </div>												
Members	Aye	Aye (WR)	Nay	Excused								
RHOADS, Karl (C)	✓											
GABBARD, Mike (VC)				✓								
CHANG, Stanley	✓											
SAN BUENAVENTURA, Joy A.				✓								
AWA, Brenton			✓									
<b>TOTAL</b>	2		1	2								
Recommendation: <div style="display: flex; justify-content: space-around; align-items: center;"> <input checked="" type="checkbox"/> Adopted         <input type="checkbox"/> Not Adopted         </div>												
Chair's or Designee's Signature:												
<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"><b>Distribution:</b></td> <td style="width: 25%;">Original</td> <td style="width: 25%;">Yellow</td> <td style="width: 25%;">Pink</td> </tr> <tr> <td></td> <td>File with Committee Report</td> <td>Clerk's Office</td> <td>Drafting Agency</td> </tr> </table> <div style="display: flex; justify-content: flex-end; align-items: center; margin-top: 5px;"> <span style="margin-right: 20px;">Goldenrod</span> <span>Committee File Copy</span> </div>					<b>Distribution:</b>	Original	Yellow	Pink		File with Committee Report	Clerk's Office	Drafting Agency
<b>Distribution:</b>	Original	Yellow	Pink									
	File with Committee Report	Clerk's Office	Drafting Agency									

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