

STAND. COM. REP. NO.

1401

Honolulu, Hawaii

, 2025

**MAR 20**

RE: S.B. No. 321  
S.D. 1  
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 Water & Land, to which was referred S.B. No. 321, S.D. 1, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO TRANSPORTATION,"

begs leave to report as follows:

The purpose of this measure is to require that fee simple absolute title of a privately-owned highway, road, alley, street, way, lane, bikeway, bridge, or trail held by a subdivider be deemed transferred to certain owners under certain circumstances.

Your Committee received testimony in support of this measure from three individuals.

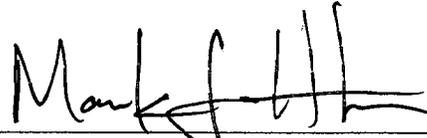
Your Committee finds that many private roads that were created as part of a planned community development are owned by entities that have dissolved or are otherwise inactive. As a result, the community associations that maintain these roadways do not have actual title to the roads, which prevents the community associations from being able to secure financing or enter into contracts for road work and creates unnecessary barriers if the State or counties need to acquire an easement involving these roads. Your Committee believes that automatically transferring ownership of these roads after the subdivider has dissolved will ensure the State's roadways are appropriately maintained.

2025-2726 SB321 HD1 HSCR HMSO



As affirmed by the record of votes of the members of your Committee on Water & Land that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 321, S.D. 1, H.D. 1, and recommends that it be referred to your Committee on Judiciary & Hawaiian Affairs.

Respectfully submitted on  
behalf of the members of the  
Committee on Water & Land,

A handwritten signature in black ink, appearing to read "Mark J. Hashim", written over a horizontal line.

MARK J. HASHIM, Chair



