STAND. COM. REP. NO. [272

Honolulu, Hawaii

MAR 14 , 2025

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RE: S.B. No. 332

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 Housing, to which was referred S.B. No. 332, S.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO FORECLOSURES,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Prohibit sellers of foreclosed homes in a nonjudicial foreclosure from bundling properties at a public sale for sale to a single buyer and require each foreclosed home to be sold separately; and
- (2) Allow tenants, families, city and state government, affordable housing nonprofits, and community land trusts forty-five days to match or beat the best public sale bid to buy the property.

Your Committee received testimony in support of this measure from Lāhāina Strong; Lahaina Community Land Trust; Northwest Community Land Trust Coalition; and three individuals.

Your Committee finds that the foreclosure moratorium for borrowers with Federal Housing Administration-insured mortgages on Maui expired on January 1, 2025. This measure ensures that

foreclosed properties must have individual property auctions and cannot be bundled together, which allows residents to have a greater chance to submit competitive offers.

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. 332, S.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 332, S.D. 1, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

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

LUKE A. EVSLIN, Chair

State of Hawaii



Record of Votes of the Committee on Housing

Bill/Resolution No.: SB332 SD1	Committee Referral: HS4, CPC, THA	Date:	3/12	25
☐ The committee is reconsidering its previous decision on the measure.				
_	unamended (as is) Pass hort form bill with HD to recom	, with amendments (I		
HSG Members	Ayes	Ayes (WR)	Nays	Excused
1. EVSLIN, Luke A. (C)				
2. MIYAKE, Tyson K. (VC)			120	. a. 18 94 3
3. COCHRAN, Elle			L. T. B. C.	
4. GRANDINETTI, Tina Nakada	V			
新疆。 				
5. KILA, Darius K.				
6. KITAGAWA, Lisa		AT MENERS AND AND AN AREA OF THE AREA OF T		£
7. LA CHICA, Trish			an er	
8. MURAOKA, Christopher L.	257 3 658 7	i i i i i i i i i i i i i i i i i i i		
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9. PIERICK, Elijah			6 14 WH	
TOTAL (9)	- C	0	0	
The recommendation is: 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				