



# HAWAI‘I CIVIL RIGHTS COMMISSION

## KOMIKINA PONO KĪWILA O HAWAI‘I

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Friday, February 21, 2025, at 10:10 a.m.  
Conference Room 016 & Videoconference

To:

[COMMITTEE ON COMMERCE AND CONSUMER PROTECTION](#)

Senator Jarrett Keohokalole, Chair

Senator Carol Fukunaga, Vice Chair

Members of the Senate Committee on Commerce and Consumer Protection

[COMMITTEE ON JUDICIARY](#)

Senator Karl Rhoads, Chair

Senator Mike Gabbard, Vice Chair

Members of the Senate Committee on Judiciary

**LATE**

From: Dr. William J. Puette, Chair  
and Commissioners of the Hawai‘i Civil Rights Commission

**Re: S.B. No. 31 S.D. 1**

**SUPPORT**

The Hawai‘i Civil Rights Commission (HCRC) has enforcement jurisdiction over Hawai‘i’s laws prohibiting discrimination in employment, housing, public accommodations, and access to state and state funded services. The HCRC carries out the Hawai‘i constitutional mandate that no person shall be discriminated against in the exercise of their civil rights. Art. I, Sec. 5.

**The HCRC SUPPORTS S.B. 31 and offers comments.**

Section 515-6 of the Hawai‘i Revised Statutes currently prohibits discriminatory restrictive covenants and conditions based on Hawai‘i’s protected classes: race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

The HCRC supports adding a definition of discriminatory restrictive covenant and new section (d) of 515-6 which allows a person who discovers a recorded discriminatory restrictive covenant to take action to invalidate the covenant without liability which may reduce time, cost, and other barriers to removing discriminatory covenants.

Discriminatory restrictive covenants are more than just evidence of a painful past, but a formal, written history of discriminatory practices that have resulting in division and inequity in society today.

Hawai‘i’s fair housing laws provide protection for more protected classes than Federal law. The HCRC appreciates S.D.1 of this bill which specifies all the classes protected by Hawai‘i state law enumerated in Section 515-2(3) of the Hawai‘i Revised Statutes.

The HCRC SUPPORTS S.B. 31, S.D.1.

**SB-31-SD-1**

Submitted on: 2/19/2025 1:36:57 PM

Testimony for CPN on 2/21/2025 10:10:00 AM

**LATE**

Submitted By	Organization	Testifier Position	Testify
Raelene Tenno	Individual	Support	Written Testimony Only

Comments:

Support SB31

I support this bill as a protection to the person that discovers the discriminatory covenant.

At my Condo, I was involved in updating the House Rules with another board member.

It was sent off to the attorney to review and proudly, it came back with very few comments for changes. But, the other board member inserted language pertaining the special accommodations for a pet or service animal. The language violated HIPA and Fair Housing. It was never sent back to the attorney for review and attempts to bring it to the board only created tension and retaliatory actions to include disparaging comments to the owners.

My knowledge regarding Fair Housing comes from being a licensed Mortgage Loan Originator, Instructor for licensed Mortgage Professionals and the Education Chair for Hawaii Council of Community Associations, attending the City and County of Honolulu April Fair Housing webinars each year.

Thank you for allowing the submission of this testimony

Raelene Tenno

Condo Owner since 1990