

SB-321-SD-1

Submitted on: 3/9/2025 11:37:53 PM

Testimony for TRN on 3/11/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
TIM REIMER	Individual	Oppose	Written Testimony Only

Comments:

This Bill, describes transferring land to adjacent property owners or Community Associations, is a very troublesome bill, which will cause very heated issues between the state and the present property owners, if you want more violence in neighborhoods, go ahead and pass it but it's a very questionable bill. My Testimony is , this is not in anyone's best interest and will just end up in court , also being costly to the state !

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Submitted on: 3/10/2025 4:19:21 PM

Testimony for TRN on 3/11/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Michael Honda	Individual	Support	Written Testimony Only

Comments:

Thank you Chair! Testifying in strong support.

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TESTIMONY IN SUPPORT OF SB321

I urge you to support this legislation. Many subdivisions were created by development corporations that established the roads and subdivided the lots. After the last lots were sold, the development corporations went inactive and were eventually dissolved. The majority of these development corporations did not transfer the title of the road lots to the communities.

The current situation is that many of the community associations who maintain these roadways do not have actual title. This situation is a problem for the community associations and for the County of Hawaii. The County has been working to acquire an easement to create an additional access road that would serve four subdivisions. Unfortunately, the title for part of that access belongs to a corporation that has been dissolved since the 1990s. Community associations entering into paving contracts with the major paving contractors do not have title to the roads they are seeking to pave. Additionally, community associations that do not have clear title to their road lots cannot secure loans to finance road work.

The remedy provided by this legislation is simple and there is no financial impact for the state or county. Any title transfer expenses would be incurred by the community associations. The benefit is that the community associations would have clear title to their own maintained roads and have fewer obstacles to entering into contracts to fund and maintain their roads.

Some examples of dissolved development corporations that still hold title to road lots:

- Crescent Acres LTD – developer of Fern Acres – 2,000 properties
- Hawaii Mountain View Development Corporation – developer of Eden Roc Estates – 1,800 properties
- Nishimura Mitsushi Trustee – developer of Hawaiian Acres – 4,000 properties
- Hilo Development Inc. – developer of Orchidland – 2,500 properties
- Royal Pacific Development Corporation – developer of Aloha Estates – 300 properties
- Manoa Finance Company Inc. – developer of Hawaiian Orchid Island Estates – 1,200 properties

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Submitted on: 3/11/2025 6:50:31 AM

Testimony for TRN on 3/11/2025 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Frank Schultz	Individual	Support	Written Testimony Only

Comments:

I support this initiative.