

# OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE  
GOVERNOR

MARY ALICE EVANS  
DIRECTOR  
OFFICE OF PLANNING

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Statement of  
**MARY ALICE EVANS**  
Director, Office of Planning  
before the  
**HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE**  
Thursday, February 25, 2021  
2:00 p.m.  
Conference Room 329, Videoconference

in consideration of  
**HB 554, HD1**  
**RELATING TO REAL PROPERTY TRANSACTIONS.**

Chair Johanson, Vice Chair Kitagawa, and members of the House Committee on Consumer Protection and Commerce.

The Office of Planning (OP) offers **comments** in the form of technical amendments for HB 554, HD1 which requires sellers to disclose whether the real property lies within the sea level rise exposure area.

The OP notes that the Hawaii Climate Change Mitigation and Adaptation Commission, was established as body that serves in an advisory capacity and therefore the use of the term “officially” may not be appropriate for the purposes of the disclosure requirement. OP offers the following proposed amendments for the Committee’s consideration:

Page 2, Line 20: “exposure area as [~~officially~~] designated by...  
Page 4, Lines 4-5: “(5) Within the sea level rise exposure area as [~~officially~~] designated by the Hawaii Climate Change Mitigation and ...”

Thank you for the opportunity to testify on this measure.

DAVID Y. IGE  
GOVERNOR OF  
HAWAII



SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA  
FIRST DEPUTY

M. KALEO MANUEL  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

**STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES**

OFFICE OF CONSERVATION AND COASTAL LANDS  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**Testimony of  
SUZANNE D. CASE  
Chairperson**

**Before the House Committee on  
CONSUMER PROTECTION & COMMERCE**

**Thursday, February 25, 2021  
2:00 PM**

**State Capitol, Via Videoconference, Conference Room 329**

**In consideration of  
HOUSE BILL 554, HOUSE DRAFT 1  
RELATING TO REAL PROPERTY TRANSACTIONS**

House Bill 554, House Draft 1 proposes to require that mandatory seller disclosures in real property transactions include indication that a residential real property lies within the sea level rise exposure area. **The Department of Land and Natural Resources (Department) supports the measure and offers the following comments.**

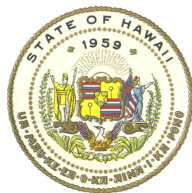
House Bill 554, House Draft 1 proposes to amend Chapter 508D, Hawaii Revised Statutes, to add a new provision that requires a seller of residential real property to disclose whether a residential property is located within a sea level rise vulnerability area as officially designated by the Hawaii Climate Change Mitigation and Adaptation Commission or its successor.

As you know, it is the mission of the Department to manage public lands and ocean resources, including beaches throughout the State. The Department is very much at the forefront of addressing impacts related to coastal erosion and beach loss in Hawaii. Beaches are central to our culture and economy, yet our beaches are being lost at alarming rates due natural processes and human impacts, threatening alongshore public access and upland development.

Coastal properties are vulnerable to erosion (i.e., shoreline recession and land loss) and flooding from high waves, storms and tsunamis. The Department believes that it is critical that buyers understand the hazards and risks they are assuming in purchasing oceanfront property, in the spirit of transparency and disclosure and to support informed decision making by buyers and government agencies.

In December 2017, the Commission accepted the Hawaii Sea Level Rise Report and accompanying Hawaii Sea Level Rise Viewer. Along with the Report, a newly issued guidance (Guidance for Using the Sea Level Rise Exposure Area in Local Planning and Permitting Decisions, Oct 2020) and updated Viewer provide maps of a Sea Level Rise Exposure Area (SLR-XA) incorporating models of passive flooding, shoreline erosion, and annual high wave run-up with 3.2 feet of sea level rise. These map layers are available for download in a variety of formats from the Viewer as well as the Hawaii Statewide GIS Program website. The Viewer also includes a property address and property tax map (TMK map) search tool.

Thank you for this opportunity to comment on this measure.



STATE OF HAWAII  
HAWAII CLIMATE CHANGE MITIGATION & ADAPTATION  
COMMISSION  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

**Testimony of  
Anukriti Hittle  
Coordinator, Hawaii Climate Change Mitigation and Adaptation Commission**

**Before the House Committee on  
CONSUMER PROTECTION & COMMERCE**

**Thursday, February 25, 2021  
2:00 PM**

**State Capitol, Via Videoconference, Conference Room 329**

**In support of  
HOUSE BILL 554 HOUSE DRAFT 1  
RELATING TO REAL PROPERTY TRANSACTIONS**

House Bill 554 HD1 proposes to require that mandatory seller disclosures in real property transactions include indication that a residential real property lies within the sea level rise exposure area. **On behalf of the Hawaii Climate Change Mitigation and Adaptation Commission (Commission) I support this measure, and offer the following comments.**

The Hawaii Climate Change Mitigation and Adaptation Commission “recognizes the urgency of climate threats and the need to act quickly. It promotes ambitious, climate-neutral, culturally responsible strategies for climate change adaptation and mitigation in a manner that is clean, equitable and resilient.” The Commission, established by Act 32 SLH 2017 to uphold the United States’ pledges under the Paris Agreement, is the coordinating body for policies on climate change mitigation and adaptation for the state. It is a high-level multi-jurisdictional body that guides the priorities of the state’s climate response. Co-chaired by DLNR and Office of Planning, it consists of 20 members—chairs of four legislative committees, and executive department heads at the county and state levels.

At its September 2018 meeting, the Climate Commission agreed to five priority recommendations for countering impacts of sea level rise, **including supporting legislation for disclosure for private property and public offerings in areas with potential exposure to sea level rise.** This measure acts on this priority recommendation, and is a crucial component of Hawaii’s adaptation to sea level rise impacts on coastal property.

In December 2017, the Commission accepted the *Hawaii Sea Level Rise Report* and accompanying *Hawaii Sea Level Rise Viewer*. Along with the Report, a newly issued guidance (*Guidance for Using the Sea Level Rise Exposure Area in Local Planning and Permitting Decisions*, Oct 2020)

**Co-Chairs:**  
Chair, DLNR  
Director, Office of Planning

**Commissioners:**  
Chair, Senate AEN  
Chair, Senate WTL  
Chair, House EEP  
Chair, House WTH  
Chairperson, HTA  
Chairperson, DOA  
CEO, OHA  
Chairperson, DHHL  
Director, DBEDT  
Director, DOT  
Director, DOH  
Chairperson, DOE  
Director, C+C DPP  
Director, Maui DP  
Director, Hawai'i DP  
Director, Kaua'i DP  
The Adjutant General  
Manager, CZM

and updated Viewer provide maps of a Sea Level Rise Exposure Area (SLR-XA) incorporating models of passive flooding, shoreline erosion, and annual high wave run-up with 3.2 feet of sea level rise. These map layers are available for download in a variety of formats from the Viewer as well as the Hawaii Statewide GIS Program website.

Recent science summarized in the Report, Guidance and Viewer points to a likelihood of three feet or more of sea level rise in the second half of this century - within the expected lifespan of most existing and new development. It is critical that sea level rise vulnerabilities are disclosed with the sale of a vulnerable coastal property to support informed decision making by buyers and government agencies, and this measure captures that such disclosure is essential.

Thank you for the opportunity to offer comments in support of this measure.

OFFICE OF CLIMATE CHANGE, SUSTAINABILITY AND RESILIENCY

**CITY AND COUNTY OF HONOLULU**

925 DILLINGHAM BOULEVARD, SUITE 257 • HONOLULU, HAWAII 96817  
PHONE: (808) 768-2277 • EMAIL: [resilientoahu@honolulu.gov](mailto:resilientoahu@honolulu.gov) • INTERNET: [www.resilientoahu.org](http://www.resilientoahu.org)



RICK BLANGIARDI  
MAYOR

MATTHEW GONSER, AICP, CFM  
EXECUTIVE DIRECTOR &  
CHIEF RESILIENCE OFFICER

THURSDAY, FEBRUARY 25, 2021, 2:00 P.M.

STATE OF HAWAII  
HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE

**TESTIMONY ON HOUSE BILL 554, HD1  
RELATING TO REAL PROPERTY TRANSACTIONS**

BY,

MATTHEW GONSER  
EXECUTIVE DIRECTOR AND CHIEF RESILIENCE OFFICER  
OFFICE OF CLIMATE CHANGE, SUSTAINABILITY AND RESILIENCY

Dear Chair Johanson, Vice Chair Kitagawa, and Members of the Committee:

The City and County of Honolulu Office of Climate Change, Sustainability and Resiliency (CCSR) **supports** House Bill 554, HD1, which appropriately updates reference to flood insurance rate maps of the Federal Emergency Management Agency and requires sellers to disclose whether real property lies within the sea level rise exposure area (SLR-XA) as designated by the Hawai'i Climate Change Mitigation and Adaptation Commission or its successor. CCSR does request, however, that the effective date be amended to upon approval as the issue remains critically important today and vulnerable coastal property transactions are ongoing. The information has been available since late 2017 and is now even more readily accessible as described below.

In December 2017, per Act 83 Session Laws of Hawai'i (SLH) 2014 and Act 32 SLH 2017, the Hawai'i Climate Change Mitigation and Adaptation Commission adopted the *Hawai'i Sea Level Rise Vulnerability and Adaptation Report*. This work produced the state-wide SLR-XA and was made publicly available on-line at [www.hawaiisealevelriseviewer.org](http://www.hawaiisealevelriseviewer.org). This work additionally provides evidence that O'ahu faces the greatest potential economic losses due to sea level rise and now additionally includes tax map key information and property search functions. Through Act 16 (2020) these data are now explicitly defined in and part of guidelines of the State Coastal Zone Management Act, Hawai'i Revised Statutes Chapter 205A. CCSR supports the continued use and extension of this critical information.

Thank you for the opportunity to testify in support of HB554, HD1.



**HOUSE COMMITTEE ON CONSUMER PROTECTION & COMMERCE**

Joint Hearing Thursday, February 25, 2021 2:00 PM Conference Room 329

**IN SUPPORT OF HB 554 HD1** Relating to Real Property Transactions

Chair Johanson, Vice Chair Kitagawa, and Committee Members:

The HAWAII REEF AND OCEAN COALITION –HIROC– was formed in 2017 by coral reef scientists, educators, local Hawai'i environmental organizations, elected officials, and others to address a crisis facing Hawaii's coral reefs and ocean. We are currently asking the Legislature to pass a handful of very important bills to save our coral reefs – they are bills relating to sunscreens, cesspools, plastic marine debris, climate and sea level rise

We support passage of HB 554 HD1 Relating to Real Property Transactions.

This bill requires that sellers of properties within the Sea Level Rise Exposure Area (SLR-XA) complete and file a Sellers Disclosure Statement to notify potential purchasers of the risks facing such properties. We find this requirement to be prudent, given the inevitability of sea level rise and the associated impacts. Recent enhancements to the Hawai'i Sea Level Rise Viewer now allow a search by Tax Map Key, making it easier to determine whether a parcel is within the SLR-XA and requiring the filing of a Seller's Disclosure Statement.

Thank you for the opportunity to testify on this important bill.

Dave Raney

On behalf of the Hawai'i Reef Ocean Coalition



Testimony Presented Before the  
HOUSE COMMITTEE ON  
CONSUMER PROTECTION & COMMERCE

Thursday, February 25, 2021  
2:00 PM  
State Capitol, Conference Room 329 (via videoconference)

By Andrew Wycklendt, President  
Hawai'i Shore and Beach Preservation Association

In consideration of  
HOUSE BILL 554 HD1 RELATING TO REAL PROPERTY TRANSACTIONS

House Bill 554 HD1 proposes to amend Chapter 508D, Hawai'i Revised Statutes to require mandatory seller disclosures in real estate transactions to include identification of residential real properties lying within the sea level rise exposure area.

**The Hawai'i Shore and Beach Preservation Association (HSBPA)\* supports House Bill 554 HD1.** Seventy percent of beaches in Hawai'i are undergoing chronic erosion. As beaches erode, shorelines move landward threatening coastal properties. Shorefront properties are also exposed to coastal flooding from high waves and storms. These hazards will continue to increase with increasing sea level rise as described in the 2017 Hawai'i Sea Level Rise Vulnerability and Adaptation Report and depicted in Sea Level Rise Exposure Area (SLR-XA) map layers in the Hawai'i Sea Level Rise Viewer.

It is critical that sellers disclose and buyers understand the hazards and risks they are assuming in purchasing oceanfront property to support informed decision making and transparency. A historical lack of understanding and disregard of these risks has resulted in a legacy of encroaching development built without sufficient setbacks on eroding shorelines. For example, permitted and unpermitted construction of sea walls and other shoreline hardening structures has resulted in beach narrowing and loss and reduced shoreline access.

State and county agencies, including the Department of Land and Natural Resources, are facing intense pressure from landowners whose shorefront homes are facing imminent threats from land loss due to coastal erosion. It is critical that buyers understand that coastal properties are at risk of land loss when the shoreline retreats inland due to erosion and increasing wave run-up. Moreover, buyers must also understand that construction of shoreline hardening structures, such as seawalls and rock revetments, is generally prohibited for private properties fronting beaches pursuant to Chapter 205A, Hawai'i Revised Statutes.

\*The Hawai'i Shore and Beach Preservation Association (HSBPA, <https://asbpa.org/hawaii/>), formed in 2014 is an organization of private sector, academic, and government professionals, students and local community members dedicated to the preservation and restoration of Hawaii's beaches and coastal



environments. The HSBPA aims to bring together various members of the coastal community to foster dialogue and cooperation on beach and coastal resource conservation, management, and regulation; supporting professional development of chapter members; and providing education to students and community members on Hawaii's beaches and coastal environments.

Thank you for considering our testimony on the bill.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wycklendt". The signature is written in a cursive, slightly slanted style.

Andrew Wycklendt

President, Hawai'i Shore and Beach Preservation Association

February 25, 2021

**The Honorable Aaron Ling Johanson, Chair**  
House Committee on Consumer Protection & Commerce  
Via Videoconference

**RE: H.B. 554, HD1, Relating to Real Property Transactions**

**HEARING: Thursday, February 25, 2021, at 2:00 p.m.**

Aloha Chair Johanson, Vice Chair Kitagawa, and Members of the Committee,

I am Ken Hiraki, Director of Government Affairs, testifying on behalf of the Hawai'i Association of REALTORS® (“HAR”), the voice of real estate in Hawai'i, and its over 10,000 members. HAR **supports** House Bill 554, HD1, which beginning May 1, 2022, requires sellers to disclose whether the real property lies within the sea level rise exposure area designated by the Hawai'i Climate Change Mitigation and Adaptation Commission or its successor.

As an industry, we have been proactive on the issue of climate change. To that end, we have created an Oceanfront Property Addendum and have included the following language within the disclosure section of our Purchase Contract:

**“Climate Changes and Natural Hazards.** Climate changes (including sea level rise) could affect properties in Hawaii, particularly those at the shoreline and in coastal areas. All properties in Hawaii are also subject to natural hazards such as: hurricanes, storms, earthquakes, tsunamis, floods, landslides, etc. Buyer is advised to consult experts of Buyer’s choice regarding any questions concerning the effects of climate changes and natural hazards that may affect the Property. For more information, visit the Hawaii Climate Adaptation Portal ([climateadaptation.hawaii.gov](http://climateadaptation.hawaii.gov)).”

HAR has worked with stakeholders in the interim, including reviewing the Hawai'i sea level rise viewer with new TMK features and how this would be implemented within the real estate transaction and pertinent contracts.

Mahalo for the opportunity to testify.



## HB 554, HD 1, RELATING TO REAL PROPERTY TRANSACTIONS

FEBRUARY 25, 2021 · HOUSE FINANCE  
COMMITTEE · CHAIR REP. SYLVIA LUKE

**POSITION:** Support.

**RATIONALE:** Imua Alliance supports HB 554, HD 1, relating to real property transactions, which beginning 05/01/2022, requires sellers to disclose whether the real property lies within the sea level rise exposure area designated by the Hawai'i Climate Change Mitigation and Adaptation Commission or its successor.

According to a report produced by the Hawai'i Climate Change Mitigation and Adaptation Commission, global sea levels could rise more than three feet by 2100, with more recent projections showing this occurring as early as 2060. In turn, over the next 30 to 70 years, approximately 6,500 structures and 19,800 people statewide will be exposed to chronic flooding.

Additionally, an estimated \$19 billion in economic loss would result from chronic flooding of land and structures located in exposure areas. Finally, approximately 38 miles of coastal roads and 550 cultural sites would be chronically flooded, on top of the 13 miles of beaches that have already been lost on Kaua'i, O'ahu, and Maui to erosion fronting shoreline armoring, like seawalls.

Furthermore, according to research conducted by Michael B. Gerrard from Columbia Law School, modern-day slavery tends to increase after natural disasters or conflicts where large numbers of people are displaced from their homes. In the decades to come, says Gerrard, **climate change will very likely lead to a significant increase in the number of people who are displaced**

**and, thus vulnerable, to human trafficking.** While the Paris Climate Agreement of 2015 established objectives to limit global temperature increases and several international agreements are aimed at combating modern-day slavery, it is highly uncertain whether they will be adequate to cope with the scale of the problem that is likely to occur as a result of climate change.

As we work to reduce carbon emissions and stave off the worst consequences of climate change, we must begin preparing for the adverse impact of sea level rise on our shores. We are now quantifying the speed at which we must act. We cannot continue to develop the 25,800-acre statewide sea level rise exposure area—one-third of which is designated for urban use—without risking massive structural damage and, potentially, great loss of life.

Therefore, our state should take steps to protect Hawai'i's coastal areas, including by requiring sellers of residential properties lying within sea level rise exposure areas to disclose to buyers that such properties may be at risk of damage or destruction from climate change. **Doing so may make it easier for our state to implement additional policies that are necessary to deal with the impending climate crisis, like shoreline retreat.** For the sake of our keiki, we cannot afford to wait to solidify strategies to preserve our island home for generations to come.

**Kris Coffield · Executive Director, Imua Alliance · (808) 679-7454 · [kris@imuaalliance.org](mailto:kris@imuaalliance.org)**



**February 24, 2021**  
**HOUSE CONSUMER PROTECTION AND COMMERCE COMMITTEES**  
**In SUPPORT of HB554: Relating to Real Property Transactions**

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Aloha Chair Johanson, Vice Chair Kitagawa, and Committee Members,

The Surfrider Foundation would like to offer this testimony in **support of HB554**.

The Surfrider Foundation is a national nonprofit organization dedicated to the protection and enjoyment of our ocean, waves, and beaches. Surfrider maintains a network of over 150 chapters and academic clubs nationwide, including 4 chapters across the Hawaiian Islands, which represent thousands of members and volunteers.

**Our Beaches Need Protection**

Coastlines and sandy beaches across Hawai'i face imminent and increasing threat from coastal hazards such as climate change, rising sea levels and coastal erosion. These coastal hazards threaten the public trust beach areas and billions of dollars of public and private property. In 2017, the [Hawai'i Sea Level Rise Vulnerability and Adaptation Report](#) (SLR report) estimated that 6,500 structures will be chronically flooded, 28 miles of coastline will become impassible, and 20,000 residents will be displaced with a 3.2 meter rise in sea level.

Additionally, according to a recent [study](#), we are at imminent risk of losing 40% of Hawai'i's sandy beaches and proactive management is necessary to preserve and protect these public trust lands. These sobering statistics, along with increased shoreline hardening structures and resultant beach loss, illustrate the need to take action. Mandating sea level rise disclosure statements at the point of sale for real estate transactions is both an important and pragmatic action to take.

**This bill should be passed because:**

- Disclosure is already required in flood and tsunami zones and the real estate industry is equipped to adopt an additional disclosure statement into their transactional paperwork.
- The [Sea Level Rise Exposure Area Map \(SLR-XA\)](#) is publicly available online.
  - Recent updates in the last year now make it possible to identify properties in the Sea Level Rise Exposure Area down to a specific TMK.
  - Using SLR-XA is more comprehensive than "beachfront" as it takes into account the combined impacts of SLR (e.g. flooding and coastal erosion).
- It won't cost the State any money. The economic impacts of inaction are in the millions to billions of dollars which will be a severe blow to the State over time. Taking action now saves the State money.
- Previous iterations of this bill had a wide consensus of support.
- It is a low hanging fruit to take a small but important step forward to protect our coastlines.
- It will allow residential property buyers in Hawaii to make informed decisions about the risks of purchasing coastal properties and potentially relieve the State of future liability for those decisions.
- It offers a science-based solution to the problem of sea level rise and coastal erosion.
- The State of Hawai'i is required by law to protect public trust lands, which include beaches and coastlines.

Thank you for your consideration of our testimony in **support of HB554**.

Mahalo,  
*Lauren Blickley*  
Hawaii Regional Manager  
Surfrider Foundation



# SIERRA CLUB OF HAWAI'I

## HOUSE COMMITTEE ON CONSUMER PROTECTION AND COMMERCE

February 25, 2021 2:00 PM

**In SUPPORT of HB554 HD1: Relating to Real Property Transactions**

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Aloha Chair Johanson, Vice Chair Kitagawa, and members of the committee,

On behalf of our 27,000 members and supporters, the Sierra Club of Hawai'i **supports HB554 HD1**. This bill requires that sellers of properties within the Sea Level Rise Exposure Area (SLR-XA), as determined by the state Climate Adaptation and Mitigation Commission, include this information in their seller disclosure document.

Existing law (Chapter 508-D), requires disclosure of material facts that are expected to measurably affect the value of the property being sold. Inclusion within the Sea Level Rise Exposure Area qualifies as such a material fact, as this would mean a parcel is subject to possible risks of sea level rise, storm surge, and king tide flooding.

HB554 provides a single, government-certified source for determining whether or not a parcel is deemed to be vulnerable to the risks of sea level rise exposure, similar to the manner in which the statute specifies use of the federal flood insurance maps as the standard for disclosure of flood risks. Sellers or realtors would search the Sea Level Rise Viewer (HawaiiSeaLevelRiseViewer.org) by Tax Map Key to determine whether a parcel is within the SLR-XA, providing a convenient and accessible data source for seller disclosure.

Over 20,000 Hawai'i residents will be displaced and in need of new homes due to the loss of homes and apartment buildings vulnerable to sea level rise. The value of projected flooded structures, combined with the land value of the 25,800 acres projected to be flooded, amounts to over \$19 billion across the State.<sup>1</sup> Mandatory sea level rise disclosure is a common sense solution and low hanging fruit to begin to address these impacts.

Thank you very much for this opportunity to provide testimony in **support of HB554 HD1**.

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<sup>1</sup> Hawai'i Climate Change Mitigation and Adaptation Commission. 2017. [Hawai'i Sea Level Rise Vulnerability and Adaptation Report](#). Prepared by Tetra Tech, Inc. and the State of Hawai'i Department of Land and Natural Resources, Office of Conservation and Coastal Lands, under the State of Hawai'i Department of Land and Natural Resources Contract No: 64064.

**HB-554-HD-1**

Submitted on: 2/23/2021 2:56:55 PM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Camile Cleveland	Individual	Support	No

Comments:

I fully support this bill.

**HB-554-HD-1**

Submitted on: 2/23/2021 5:47:20 PM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
John & Rita Shockley	Individual	Support	No

Comments:

Aloha!

It is only fair that sellers inform buyers of any hazards or other negatives so buyers can make an intelligent purchase decision. Beach property, just like property under a cliff or over a cliff needs proper disclosure from the seller. Not only risks from ocean rise and resulting erosion, but any potential problem from termites, wood rot, water piping and drain pipes, roofing, etc. should be standard obligations that any seller should disclose.

Mahalo for your time.



**HB-554-HD-1**

Submitted on: 2/23/2021 6:03:06 PM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
tia pearson	Individual	Support	No

Comments:

I support a Sea Level Rise Disclosure law in Hawai'i. This will require sellers to disclose if a home is within the Sea Level Rise Exposure area to ensure buyers are aware of and accepting the risks associated with purchasing vulnerable beachfront properties.

**HB-554-HD-1**

Submitted on: 2/24/2021 8:04:56 AM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Nicholas A Kida-Rodrigues	Individual	Support	No

Comments:

My name is Nicholas Kida-Rodrigues and I support HB554.

**HB-554-HD-1**

Submitted on: 2/24/2021 9:03:16 AM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Mike Biechler	Individual	Support	No

Comments:

I strongly support the passage of HB 554. Our coastlines are public trust resources that deserve every protection possible. Informing new oceanfront property owners of the risks is a small but important step in protecting our beaches.

Aloha,

Mike Biechler

**HB-554-HD-1**

Submitted on: 2/24/2021 9:10:10 AM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Remy Luria	Individual	Support	No

Comments:

This is simple. Keeping this info secret from buyers means the seller or the sellers' agent is defrauding the buyers into a home they might not want. We can't even begin to remediate for climate change if we don't give homeowner's the knowlege they need to be part of the solution. Besides, keeping this info secret will just lead to lawsuits holding the sellers liable for this fraud, so we might as well clean this up now instead of forcing a hundred buyers stuck with flooded homes to make this Hawaii law through judicial decisions. This will be the law, so let's make it easy on everyone by putting it in writing now instead of after hundreds of wasteful civil lawsuits.

**HB-554-HD-1**

Submitted on: 2/24/2021 9:56:03 AM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Louise Sper	Individual	Support	No

Comments:

Transparency in the real estate and home buying process will not negatively impact anybody. Buyers should know if their future home is within an area at risk to sea level rise.

**HB-554-HD-1**

Submitted on: 2/24/2021 10:51:39 AM

Testimony for CPC on 2/25/2021 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Kelly Nash Montone	Individual	Support	No

Comments:

I am in support of Sea Level Rise Disclosure law in Hawai'i which will require sellers to disclose if a home is within the Sea Level Rise Exposure area to ensure buyers are aware of and accepting the risks associated with purchasing vulnerable beachfront properties and insure the coast can what nature intends to do naturally.