STAND. COM. REP. NO.

Honolulu, Hawaii

MAR 2 1 2019

H.B. No. 1479 RE:

> H.D. 1 S.D. 1

Honorable Ronald D. Kouchi President of the Senate Thirtieth State Legislature Regular Session of 2019 State of Hawaii

Sir:

Your Committee on Commerce, Consumer Protection, and Health, to which was referred H.B. No. 1479, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO CONDOMINIUMS,"

begs leave to report as follows:

The purpose and intent of this measure is to restrict sales of residential condominiums developed with state investment within a transit-oriented development area or within a one-half-mile radius of a public transit station to only prospective owneroccupants for sixty days after the initial date of sale for the project.

Your Committee received testimony in support of this measure from the Hawaii Housing Finance and Development Corporation.

Your Committee finds that unified state investment in infrastructure is necessary to facilitate compact, mixed-use, and accessible development near transit stations and public transportation nodes. Strategic investment can facilitate the development of public and private lands, revitalize neighborhoods, and increase affordable housing inventory, among other public benefits. Your Committee further finds that promoting homeownership is in the public interest and it is appropriate to allow prospective owner-occupants the first opportunity to purchase condominium units in transit-oriented development areas.

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This measure therefore requires that initial sales of condominiums developed using state resources within a transit-oriented development area or within a one-half-mile radius of a public transit station be limited to owner-occupants for a sixty-day period.

Your Committee has amended this measure by:

- (1) Clarifying that for certain properties, one hundred percent of the residential units being marketed shall be offered only to prospective owner-occupants for at least a sixty-day period following the initial date of sale of the project;
- (2) Inserting an effective date of July 1, 2019; and
- (3) Making technical, nonsubstantive amendments for the purposes of clarity and consistency.

As affirmed by the record of votes of the members of your Committee on Commerce, Consumer Protection, and Health that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1479, H.D. 1, as amended herein, and recommends that it pass Second Reading in the form attached hereto as H.B. No. 1479, H.D. 1, S.D. 1, and be referred to your Committee on Ways and Means.

Respectfully submitted on behalf of the members of the Committee on Commerce, Consumer Protection, and Health,

ROSALYN H. BAKER, Chair

## The Senate Thirtieth Legislature State of Hawai'i

## Record of Votes Committee on Commerce, Consumer Protection, and Health CPH

Bill / Resolution No.:*	Committee Referral:		Date:			
HB 1479, HD1	IDI CPH WAM			3/12/19		
The Committee is reconsidering its previous decision on this measure.						
If so, then the previous decision was to:						
The Recommendation is:						
Pass, unamended Pass, with amendments Hold Recommit 2312 2311 2310 2313						
Members		Aye	Aye (W	R)	Nay	Excused
BAKER, Rosalyn H. (C)						
CHANG, Stanley (VC)		V				
KEOHOKALOLE, Jarrett	,	<i></i>				
NISHIHARA, Clarence K.					· A · · · · · · · · · · · · ·	
RUDERMAN, Russell E.		V				
THIELEN, Laura H.		V				
FEVELLA, Kurt						V
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TOTAL		6				
Recommendation:  Adopted  Not Adopted						
Chair's or Designee's Signature:						
Distribution:         Original         Yellow         Pink         Goldenrod           File with Committee Report         Clerk's Office         Drafting Agency         Committee File Copy						

\*Only one measure per Record of Votes