STAND. COM. REP. NO. 1385

Honolulu, Hawaii

MAR 15 , 2019

RE: S.B. No. 1190

S.D. 2 H.D. 1

Honorable Scott K. Saiki Speaker, House of Representatives Thirtieth State Legislature Regular Session of 2019 State of Hawaii

Sir:

Your Committee on Housing, to which was referred S.B. No. 1190, S.D. 2, entitled:

"A BILL FOR AN ACT RELATING TO LEASEHOLD CONDOMINIUMS ON LANDS CONTROLLED BY THE STATE,"

begs leave to report as follows:

The purpose of this measure is to:

- (1) Authorize the Hawaii Housing Finance and Development Corporation (HHFDC) to enter into maximum seventy-five year leases with qualified residents for units in condominiums developed on state land;
- (2) Exempt state lands set aside by the Governor for HHFDC or state lands leased to HHFDC and upon which leasehold condominium units are developed from the definition of public land; and
- (3) Require legislative approval for the sale or gift of such lands upon which leasehold condominium units are developed.

The HHFDC, Department of Business, Economic Development & Tourism (DBEDT), Office of Hawaiian Affairs, Chamber of Commerce

Hawaii, and the Building Industry Association Hawaii submitted comments on this measure.

Your Committee notes HHFDC's and DBEDT's preference for the flexibility of a maximum lease term of 99 years instead of 75 years. Your Committee also notes the concern of the Office of Hawaiian Affairs that extremely long leases of public lands may result in the inadvertent, but nonetheless inappropriate, alienation of ceded lands.

Your Committee has amended this measure by making technical, nonsubstantive amendments for 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. 1190, S.D. 2, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 1190, S.D. 2, H.D. 1, and be referred to your Committees on Consumer Protection & Commerce and Judiciary.

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

TOM BROWER, Chair

State of Hawaii House of Representatives The THIRTIETH Legislature



Record of Votes of the Committee on Housing

Bill/Resolution No.: SB 1190 SD 2	Committee HS (2)		FIN	Date:	12/19	
SB 190 SD 2 HS6, OPO JYD, FIN 3 12 19 The committee is reconsidering its previous decision on the measure.						
The recommendation is to: Pass, unamended (as is) Pass, with amendments (HD) Hold Pass short form bill with HD to recommit for future public hearing (recommit)						
HSG Members		Ayes	Ayes (W	(R)	Nays	Excused
1. BROWER, Tom (C)						
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2. MATAYOSHI, Scot Z. (VC)			\$ F4_10_ 10 1 1 1			The same of the sa
		and the second s			and the same of th	
3. AQUINO, Henry J.C.					V 3.	
4. CULLEN, Ty J.K.						
7. COLLEIN, Ty J.M.						
5. HASHEM, Mark J.						
6. HASHIMOTO, Troy N.						
					Z. Å.	
7. WOODSON, Justin H.	Andrew Control					/
8. McDERMOTT, Bob						
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TOTAL (8)		6	0		0	2
	dopted nt referral,	□ Not Adopted 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						